

FACTSHEET

TITLE: **ANNEXATION NO. 97007**, requested by the Director of Planning, to annex approximately 468.49 acres, more or less, generally located at West Van Dorn Street and South Folsom Street.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 09/17/03 and 10/01/03
Administrative Action: 10/01/03

RECOMMENDATION: A finding of conformance with the Comprehensive Plan for the Regional Center Site only (7-0: Bills-Strand, Carlson, Larson, Taylor, Marvin, Duvall and Steward voting 'yes'; Krieser absent).

FINDINGS OF FACT:

1. This original public hearing on this annexation request was held on September 17, 2003, with a request by the Planning staff for a two-week deferral to advertise a revised legal description with additional notices to the property owners. The revised legal description is found on p.2 and the revised map representing the boundaries of the proposed annexation recommended by the staff is found on p.14-15.
2. The staff recommendation to find the proposed annexation to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.4-6, concluding that the proposal meets the policies for annexation set forth in the Comprehensive Plan: a) the area to be annexed is within the future service limit; b) the area to be annexed is contiguous to the city; and the area to be annexed is generally urban in character.
3. The staff presentation is found on p.7-8. The additional information provided by the staff in response to questions raised by Commissioner Marvin is found on p.32-33. The "response time map" submitted by the Lincoln Fire Department is found on p.53-54.
4. The record consists of one letter in support from Fred Hiatt, Facilities Engineer for the State of Nebraska, Department of Administrative Services (p.34).
5. Testimony in opposition is found on p.8-10, and the record consists of four letters in opposition and a petition in opposition bearing 80 signatures (p.35-52). The Planning Commission discussion with staff is found on p.10-12.
6. On October 1, 2003, the Planning Commission disagreed with the staff recommendation and voted 7-0 to find the annexation of the Regional Center site only to be in conformance with the Comprehensive Plan (See Minutes, p.12-13).
7. The maps reflecting the boundaries as recommended by the Planning Commission are found on p.16-17.
8. If the City Council wishes to agree with the Planning Commission recommendation, the staff would propose a substitute ordinance to expand the boundaries north and east from the Regional Center site such that the area annexed is contiguous to the city (See Maps, p.18-19).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 7, 2003

REVIEWED BY: _____

DATE: October 7, 2003

REFERENCE NUMBER: FS\CC\2003\ANNEX.97007 Yankee Hill

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for September 17, 2003 PLANNING COMMISSION MEETING

Revised 9/18/03

P.A.S.: Annexation #97007

PROPOSAL: Application for annexation by the Director of Planning

LOCATION: West Van Dorn Street and South Folsom Street

LAND AREA: Approximately 468.49 acres.

CONCLUSION: This annexation proposal is in conformance with the Comprehensive Plan for the following reasons:

- It meets the annexation policies of the Plan;
- The area to be annexed is within the future service limit;
- The area to be annexed is contiguous to the city;
- The area to be annexed is generally urban in character.

<u>RECOMMENDATION:</u>	Find that this request is in conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-4 and Lots 6-10, Burnham Subdivision; Lot 1, a Corrected Plat of Burnham First Addition; Lot 2, Frisbie Subdivision; Lots 6-9, Block 2, Park Ridge Heights Replat; Lot 8, Block 2, Park Ridge Heights; Lots 1-4, Block 1, Lots 1-5, Block 2, Lots 1-12, Block 3, Outlots A, B, C, D and E, and vacated Sherman Street, Lowes Addition; Lots 1 and 2 Lincoln Park Sub First Addition; Lots 1-19 and Lots 21-38 Lincoln Park Subdivision; Lots 3, 11, 25, 29, 35, 39, 46, 55, 56, 61, 62, 77, 81, 86, 92, 94, 95, 96, 97, 98, 104, 105, 106, 107, 108, 109, 111, 112, 113, 116, 117, 118, 119, 121, 123, 124, 125, 126, 127, 128, 129, 134, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 154, 155, 156, 157, 165, 166, 175, 180, 183, 184, 185, 188 I.T.'s, vacated Oyler Street (vacated by City Council Res. No. A-70331) and vacated W. Calvert Street (vacated by City Council Res. No. A-77493) all located in Section 3-9-6; the East 1525' of the NW 1/4 of Section 3-9-6; and Lots 1-19, Teala's Addition; the East 1525' of Lot 14, Lot 92, Lot 112, the remaining portions of Lots 113 and 115, Lot 119, the remaining portions of Lots 120 and 121, Lot 122, Lot 123, the remaining portion of Lot 124, Lot 125, Lot 153, the remaining portion of Lot 155, Lot 157, Lot 162, the remaining portion of Lot 163, Lot 164, the remaining portion of Lot 165, Lot 179, Lot 180, Lot 182, Lot 210, the

remaining portion of Lot 211, Lot 217, Lot 218, and the remaining portion of Lot 220 I.T's, all located in the South ½ of Section 34-10-6, Lancaster County, Nebraska, generally located at W. Van Dorn and S. Folsom Streets

EXISTING ZONING: P Public; AG Agriculture; R-3 Residential; H-3 Highway Commercial; H-4 General Commercial; I-1 Industrial.

EXISTING LAND USE: The area proposed for annexation is developed with open space, residential, institutional, public safety, commercial and industrial uses and also includes the U.S. Highway 77/Van Dorn Street interchange. This includes the Regional Center, Yankee Hill School, Southwest Rural Fire Station, seven commercial properties, five industrial properties, 107 single-family residences, and eight duplexes.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F27 - The proposed annexation is within the City's Future Service Limit.

The Comprehensive Plan's Annexation Policy is found on pages F-154 and 155 of the 2025 Comprehensive Plan. Some relevant excerpts are as follows:

- Page F154**
- The provision of municipal services shall coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary water services) beyond the corporate limits of the City.
 - The extension of water and sanitary sewer services shall be predicated upon annexation of the area by the City. City annexation shall occur before any property is provided with water, sanitary sewer, or other potential City services.
 - Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed; land which is contiguous to the City and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.
 - Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.

SPECIFIC INFORMATION:

UTILITIES & SERVICES:

Sanitary Sewer: Public Works notes that the area within the boundary of the proposed annexation can be served with City sanitary sewer service. Currently, most developed properties south of West Van Dorn Street are already connected to city sewer. The sewer lines exist in West Van Dorn Street, Southwest 6th Street, West High Street, West Calvert Street, West Stockwell Street, and West Burnham Street, and were originally built by a Sanitary and Improvement District decades ago. The City has since assumed ownership of the sewer lines in this area as well as maintenance responsibility.

Water: The area proposed for annexation is not currently served by city water. However, the City is constructing a 30" water main that extends west along West Van Dorn Street to South Coddington Avenue. This will allow for a 16" main to be built along South Folsom Street to serve the Nebraska Regional Center. Additional lines could then be extended along the surrounding local streets from this 16" line to allow for service to the other properties in the area.

Roads: South Folsom Street and West Van Dorn Street are arterial streets and are paved, but do not meet current city street design standards. The remaining local streets in the area are not paved.

Fire Protection: The area is currently served by the Southwest Rural Fire District. If annexed, fire protection would become the responsibility of the Lincoln Fire Department. It is anticipated that the first responders would be from Stations #8 (South 17th & Van Dorn Streets) and #13 (South Coddington Avenue and West A Street).

ANALYSIS:

1. Annexation policy of the Comprehensive Plan:

-To not extend water and sanitary sewer services beyond the city limits. Annexation shall occur before any property is provided water, sanitary sewer, and other city services.

This area is served with sanitary sewer and will be provided with water service to the Regional Center.

-Land which is contiguous and generally urban in character may be annexed.

The area is contiguous and urban in character.

- Annexation generally implies the opportunity to access all City services.

The area is within the future service limits.

- Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program of the city."

2. Most all properties in this area are already connected to city sewer, contrary to the City' policy of not extending sewer service beyond the city limit. The annexation boundary is drawn to include both those areas that are already connected, and those not connected but that can be served. Because annexation implies access to all municipal services including sewer and water, properties that cannot be served were excluded. This is why the boundary is irregular, and why it excludes specific properties such as the last two homes at the south end of South Folsom Street, or the repair shop at the west edge of the boundary on West Van Dorn Street. Those properties cannot be served by the gravity-fed sewer system.

Any property not connected to city sewer after annexation but within 300' of a sewer line will be required to connect. The owner would be also responsible for the sewer impact fee based upon the size of the water meter.

3. The Regional Center is served by a well that also serves 14 other properties in the area, thus making it a public water system. The State was notified that the water from this system exceeded Federal standards for safe drinking water. Faced with the choice of either upgrading that system or finding another water source, the State has requested to be connected to the City's system. A copy of the letter sent by the State to its water customers notifying them of the State's intent to connect to city water is attached. The State is entering into an annexation agreement with the city.
4. The Regional Center was informed that connection to the city water system required annexation. The attached annexation map shows the city limit being extended south from South Street across the U.S. Highway 77/West Van Dorn Street interchange to encompass the State property. Annexation has no impact upon land or right-of-way controlled by either the State or Federal Governments as those entities are exempt from local regulation and taxation.
5. The 30" water main being installed in West Van Dorn Street will connect to an existing main at South Coddington Avenue and will provide a "looped" system. That is, a system being supplied by water from two directions. This is desirable in the event that water mains must be closed for maintenance. A 16" main will be extended off the 30" main along South Folsom Street to West Calvert Street to serve the Regional Center.
6. Once the 16" line is in place to serve the Regional Center, it can be tapped and extended to serve any property within the annexation boundary with city water. If a water district were formed to extend mains throughout the area, the additional lines could be built and the 16" main in South Folsom could be extended. Any property adjacent to a water main 12" in size or less will be assessed a fee based upon front-footage to offset the cost; those adjacent to the 16" main in South Folsom Street are exempt from an assessment. This is because mains over 12" in size are funded by impact fees, mains 12" and under are not. All water users would be charged tap fees and impact fees based upon the size of the water meter. A handout summarizing the applicable costs, including sewer connection fees and property tax rates is attached to this report.
7. Any property owner with a well may continue to use the well after annexation regardless of if they connect to the city water system or not. Owners wishing to continue using private wells must apply for a bi-annual permit. The fee for the permit includes annual inspections conducted by the Health Department.
8. Public facilities within the annexation boundary include the Regional Center, the Southwest Rural Fire Station, and Yankee Hill Program School. The impact upon these entities varies. The State is exempt from local regulation and annexation will have no impact. Likewise with the school. The Southwest Rural Fire District assesses a tax to properties within the fire district. If the annexation is approved, the City will assume the District's duties and the District will no longer receive revenue from those annexed properties. If the City determines that it is not

feasible to provide public safety services to the area, the City can enter into an interlocal agreement with outside agencies, including the Southwest Rural Fire District, to ensure all services are provided.

9. Upon annexation, the rate used to assess property taxes will increase from .01882693 to .0202742. The difference on a \$100,000 home would be \$144. The change in the tax rate is not as great as some annexations because the area within the proposed boundary is already within the Lincoln Public School District.
10. Staff has attended several neighborhood meetings with area residents over the past several years to discuss the issue of annexation. Most recently, meetings were held October 2, 2002, and August 27, 2003. A copy of the letter sent to all affected property owners notifying them of the most recent meeting is attached.

Prepared by:

Brian Will
Planner

September 3, 2003

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ANNEXATION NO. 97007

PUBLIC HEARING BEFORE PLANNING COMMISSION:

September 17, 2003

Members present: Larson, Bills-Strand, Carlson, Krieser, Duvall, Marvin, Taylor and Steward.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

Ex Parte Communications: None.

Proponents

1. Brian Will of Planning staff requested a two-week deferral to modify the legal description to delete two public-owned parcels which involve some abandoned right-of-way and a parcel adjacent to and south of the Southwest Rural Fire Station. The reason for the request to delete these two parcels is largely jurisdictional. We have a public road serving properties. If the property is annexed, we then have a potential jurisdictional conflict between the city and county services.

Will then overviewed the annexation request, which is largely due to circumstances that have come together involving: 1) the State of Nebraska Regional Center has requested city water service; and 2) the existence of a city sewer line out in this area that currently serves the neighborhood. The Regional Center has been notified of violation of federal water regulations and is faced with the decision to either upgrade their water system or connect to the city system. The Regional Center has chosen to connect to the City of Lincoln Water System. The City policy is not to extend utilities beyond the corporate limits, meaning the Regional Center would need to be annexed. Staff then considered the municipal sewer line which exists in that area, so the question then becomes the boundary for the annexation. Will then displayed a map of the existing utilities in the area. When staff was faced with looking at annexation of the Regional Center, it was then a fairly straight forward issue in establishing the boundaries. The boundary shown on the map includes only those properties that can be or are served by city sewer and water. That explains the reason the boundary is irregular in places; that is, those properties that either are connected to the sewer line or can be served with city sewer are included and those that cannot are excluded from the annexation.

Will advised that a public meeting was held with the neighborhood at the fire station and the question was raised about city fire and police service. Since that time, the Planning staff contacted the Lincoln Fire Department and Lincoln Police Department and they have confirmed that they will be providing service to all of the area being annexed.

Will explained that the question before the Commission is fairly narrow - does this annexation comply with the Comprehensive Plan? Will then referred to the Analysis in the staff report which outlines the annexation policy of the city: 1) This annexation includes only those properties that either are or can be served by city sewer and water; 2) with the annexation of the Regional Center, this area would be considered contiguous and is generally urban in character; 3) all city services can be provided to this

area; and 4) plans for the provision of services within the area considered for annexation are being coordinated with the CIP. For example, the city is currently constructing a 30" water main in W. Van Dorn that could be extended to provide water service to the remaining area.

Opposition

1. Steve Larson, 4401 S.W. 12th, testified as President and on behalf of the Board of the **Yankee Hill Neighborhood Association**, in opposition. He referred to the petition which has been submitted which contains some 70 signatures in opposition. 25-30 neighborhood residents also stood in the audience in opposition. This neighborhood has the State Penitentiary, the Regional Center, two correctional centers, a school converted into a school for expelled students, a juvenile correction facility, the YMCA traffic and now the Optimist Club traffic. The question is, given the way this neighborhood has been treated in the past, how come there is such an interest on the part of the city now when they've essentially been the city's dumping ground? It becomes clear once you visit the neighborhood what an onerous burden this would put on the residents. This is an older, working class neighborhood with a lot of people who are living on fixed incomes. Many of the lots in the neighborhood are larger because they were created years ago when Lincoln was a distant city. These large frontages will result in a huge expense in assessment fees. There is some confusion, at a minimum, and a great concern, at a maximum, over the whole issue with the fire bond. It is of little comfort to us that the city will take over the services if they are not taking over the bond. In a previous annexation there was a Rural Fire District where the city did agree to absorb the bond and did not. The obligations fell to the balance of the residents. Thus, there is a lot of concern on the part of these residents. Everyone in the area will be assessed and we don't understand why. The Regional Center has requested water, and the residents, in essence, now have to pay money as a result of that. Larson wonders if the Regional Center hadn't requested water whether we would even be here today, and whether the rationale is really valid as far as conformance with the Comprehensive Plan. Larson suggested that this is an "after the fact" move to help fund the distribution of water to this district. The sewer has been in there for almost 50 years, thus the city has been in noncompliance of their own annexation policy for decades. He believes it is a decision of convenience.

Larson suggested to the Commission that a vote for this annexation is a vote in opposition to a vast majority of the neighborhood, placing a huge burden on people who cannot afford it and won't even benefit from it. Approving this annexation uses the inabilities of a few to serve a few. "Do not make another clever move to squeeze more money out of people who have been dumped on for a number of years. We are real people, with real lives, who have real expenses and this is a real burden you are putting on a neighborhood. This should not be a rubber stamp applied to a deaf government."

2. Gailen Young, 820 W. Stockwell, testified in opposition and would like to add his name to the petition in opposition.

3. Austin McKillip, 847 W. Stockwell, testified in opposition and requested to add his name to the petition.

4. Al Blacketer, 835 W. Burnham, testified in opposition. He is a senior citizen on Social Security. His house is 2' below the line of the sewer and his brother is next door and cannot attach to the sewer. He wants to keep his septic tank, if possible.

5. Randy Shoemaker, 3935 S. Folsom, testified in opposition. If the sewer line was not there, would this be annexed? Or would you just take in the Regional Center and call it good? Steward pointed out that the sewer line is there, and Shoemaker suggested taking it out.

Carlson moved to defer two weeks, with continued public hearing and administrative action scheduled for October 1, 2003, seconded by Bills-Strand and carried 8-0: Larson, Bills-Strand, Carlson, Krieser, Duvall, Marvin, Taylor and Steward voting 'yes'.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 1, 2003

Members present: Bills-Strand, Carlson, Larson, Taylor, Marvin, Duvall and Steward; Krieser absent.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

Ex Parte Communications: None.

Brian Will of Planning staff explained that he had asked for two-week delay to allow a revised legal description to be advertised and the revised map has now been distributed to the Planning Commission. The staff is still recommending a finding of conformance with the Comprehensive Plan. Other than the revised legal description, there are no changes to the staff report.

Marvin noted the calculation that the additional cost for a property valued at \$100,000 would be \$144 after annexation. The city mill levy is about .29, so he asked staff to explain the offsets. Will indicated that the only offset he is aware of is that the property owner would no longer be responsible for an assessment to the SW Rural Fire District.

Opposition

1. Steve Larson, past president of **Yankee Hill Neighborhood Association**, appeared on behalf of the Association in opposition. The neighborhood has submitted a petition signed by 70 households in opposition. Approximately 25-30 stood in the audience in opposition.

Larson stated that the neighbors did have an assessment done to determine the cost to hook up to the city water line. To bring the water in from the street, the cost will be \$900-\$1200, which must be paid up-front. The internal plumbing could be as much as \$400-\$600. The assessment will be \$1500-\$3000 for a standard lot, not taking into account that many of these lots are very large. There are also inspection fees, bringing the costs to a total of \$2800-\$4800 to hook up to the water. Larson pointed out that this is in an area where the income is 20% lower than the average in the city.

Larson does not understand how the proposed boundaries for the annexation make any sense. The staff says they need to follow the sewer line. That may be clear to someone on paper, but if you visit the neighborhood, it actually makes no sense. The boundaries quit in the middle of some streets and in the middle of the neighborhood. As you look at the map, is one part of the street going to have snow removal by the city and the other part by the county? Where does the gravel end? What about the Rural Fire District? Larson suggested that simply following the sewer line

ignores the practical implications. If we are going to annex a neighborhood, then either do the whole contiguous neighborhood or don't do it at all.

In looking beyond this particular annexation, Larson inquired whether there will be more annexation in the area in the future. The property owners are told that the lay of the land mitigates sewer so there is likely to be no city service south of W. Pioneers. How does that fit into the Comprehensive Plan that calls for rapid growth in the area? How is this in the best interests of the city and the neighborhood? The Governor has announced a study to determine whether the Regional Center should be closed. Shouldn't there be a guarantee that the Regional Center will not be closed before forcing these residents to hook to the city water? The gerrymandering this represents creates a situation of "have and have not". Currently, with the present services, this neighborhood's needs are being met. Much of the area being annexed is not taxable and almost all of the homes are 45-100 years old, so there is not a lot of new tax revenue available. Larson encouraged that the Commission reconsider the Planning Department's recommendation to follow the old sewer line in annexing this area.

2. Virgil Meints, 4020 S. Folsom, appeared on behalf of the **SW Rural Fire District** in opposition. About 5 years ago, there was an annexation that went out West O that included Shoemakers and Crete Carrier. The SW Rural Fire District has yet to receive anything back from that annexation, even though the Fire District has some bond indebtedness. There is a rule and regulation on file with the state that it is necessary for the City to take care of those items whenever there is an annexation. A couple years ago they annexed the part of South 14th down past Lincoln Memorial Cemetery. The SW Rural Fire District has received nothing out of that annexation to help on the indebtedness, either. This proposed annexation is going to take the bulk of the population serviced by the SW Rural Fire District and will take the biggest part of their income away. He is afraid the Fire District will not be reimbursed for the bond indebtedness. This annexation will be a big financial burden on the SW Rural Fire District.

3. William C. Aycock, 634 W. Calvert, is opposed to the cost of putting his property in the city. There are three houses on this dead-end street. According to the rough calculations, just to put the sewer line in front of his house would cost \$10,000, and it would cost the same amount for the water. He does not believe being in the city and the privilege of paying \$144 extra city taxes will increase the value of his home. Because his house is on the low side of the street, after he gets the sewer there, he has to have a lift pump installed in his home. The two corner houses have long lots and only about 50' of the sewer line would be in front of his house but they estimate 200' to put it down there, so he is paying for 150' that is coming down the sidewalk.

Staff questions

Larson inquired whether all of the properties adjacent to this proposed annexation are in the city limits. Will showed the map and stated that there are adjacent properties that are not in the city limits.

Marvin asked whether property owners with well water would be forced to hook up to city water. Dennis Bartels of Public Works advised that according to the Health Department regulations, a property owner does not have to hook up to city water if they have a well. He believes there is an annual testing requirement, but as long as it meets Health Department regulations, they are allowed to keep their well. With regard to sanitary sewer, however, if the property is within 300' of the city sanitary sewer and it is available and fronts the lot, the Lincoln Municipal Code would allow the Health Department to order

the property owner to hook up to the city sanitary sewer. If additional sewer and water lines are built, even though not required to take the water service, the City Council could create an assessment district to build a water main and the property owners may be assessed for the main that provides potential service, but they would not necessarily have to hook to the city water main.

Upon further discussion, Bartels agreed that Mr. Aycock would not be required to hook up to the sewer or water based on the grade elevations.

Marvin inquired whether the water has been tested. Bartels indicated that over time that has been part of the problem. But he does not know if the existing wells have been tested. Bills-Strand wondered whether they would be allowed to do reverse osmosis or something to make the well water safe for consumption without being forced to hook to the city water. Would they be given the same options they have now? Bartels would assume that to be true but he did not know whether that was Health Department regulations.

Doug Smith of the City-County Health Department stated that existing wells would be allowed to exist. There is a biannual well permit of \$100. The Health Department has done some well sampling on loan approval applications and there have been no problems with nitrate or bacteria in the area at this point in time.

Larson asked whether the opportunity to not connect to the city water would carry over to a new property owner. Smith advised that new ownership should not make a difference.

Bills-Strand is concerned about how the assessments and charges would be paid. Bartels explained that if the sewer and water mains are built by assessment district, the assessment district would be paid back over a 20-year assessment period. The impact fee, the permit fee and what is required to be paid to the plumber is private and would be required at the time of application. Anything beyond the city main is an up-front cost.

Carlson inquired as to how many of the units proposed to be annexed are served by the existing sewer. Bartels did not know. Will thinks there may be 5-10 exceptions, but virtually all of those properties within the annexation boundary are served by the existing sewer. Carlson assumed that they would not have additional sewer charges if they are already on the system. Bartels concurred that if they are already on the sewer, they are already paying the sewer service and there would be no additional cost. Virtually all of the housing within this annexation is already on the sewer. Carlson inquired as to how the property owners are billed for the existing sewer if there is no water. Bartels stated that the Public Works Department makes an estimate of a typical use.

Carlson also pointed out that the Regional Center currently serves some of the housing with its well field. How will they get water if the field is abandoned? Bartels suggested that they could dig a well if the groundwater is available. To serve the Regional Center, the city anticipates building a main in Folsom Street that will front some of the lots. They could use what is in front of their lot or they will have to request a water district from the city. There are 15 lots being served by the Regional Center. And Carlson believes those lots will need to do something if they are not annexed. Carlson is sensing that the sewer is less an issue than the water and the fire bond.

Rick Peo of the City Law Department advised that state law does require that when the City annexes into a rural fire district, the city must do some type of settlement of sharing of the assets and liabilities. Typically, we try to do an assessment of the total assessed value of the area and the property being annexed, look at the debts and liabilities and adjust that accordingly. It is to be worked out voluntarily and then approved by the District Court. If the parties cannot agree, they would ask the Court to resolve any differences. Peo recognizes that the city needs to work these out more efficiently, and State law does provide for that to happen.

Steward inquired as to who is responsible for collecting the data to make such a settlement. Peo acknowledged that to be an issue that is not defined so both parties need to work together.

Bills-Strand clarified that what is before the Commission today is whether or not the proposal complies with the Comprehensive Plan, regardless of anything else. Peo concurred.

Carlson wondered whether it is possible to satisfy the needs of the Regional Center and the 14 property owners short of annexing the remaining balance. Will stated that the annexation boundary can be drawn to only include the Regional Center or to include it and the 14 properties. The boundary recommended by the staff is based on the availability of services. The boundaries can be changed. This is the staff recommendation.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 1, 2003

Duvall moved to find the annexation of the Regional Center site only to be in conformance with the Comprehensive Plan, seconded by Bills-Strand for discussion purposes.

Larson believes this will leave “some of these other folks hanging out there”. He does not know that decreasing the boundaries will do anything to lessen that.

Duvall is comfortable with the way things are – this is an area that has been left alone for a long time. The only real benefit has been the Regional Center. The residents around the Regional Center site got caught up in this. He does not think they need to be involved.

Bills-Strand believes the reality is that the properties will eventually be annexed. Her urging would be that if it is not passed today, the property owners need to work with the city to work things out in the future so that it does not negatively impact the value of their homes in terms of having this “hang over you”.

Larson believes that only annexing the Regional Center is going to leave the rest in limbo, and they are going to be annexed sometime. It’s going to leave a lot of uncertainty. Even though there will be quite a bit of impact on those homeowners, he thinks it best to do it all now.

Steward stated that he will support the motion to annex only the Regional Center site. This is a highly unusual area in terms of both actual use and the Comprehensive Plan. The demonstration of not wanting to be annexed or to have a change to their infrastructure system is dramatic for the number of homes and residences out there and he is personally impressed by the need to work with this neighborhood to be sure that the impact is as small as possible. He believes we have a responsibility

in the adjacent areas and according to the Comprehensive Plan, to be sure that all of the residents of this area know that this is a future expansion direction of the City, and yet they need time and the opportunity for involvement for that impact to be lessened when it does happen. By taking this limited action, we may create a bigger problem between the city and the state, but his concern is that we don't get the residents caught in the middle.

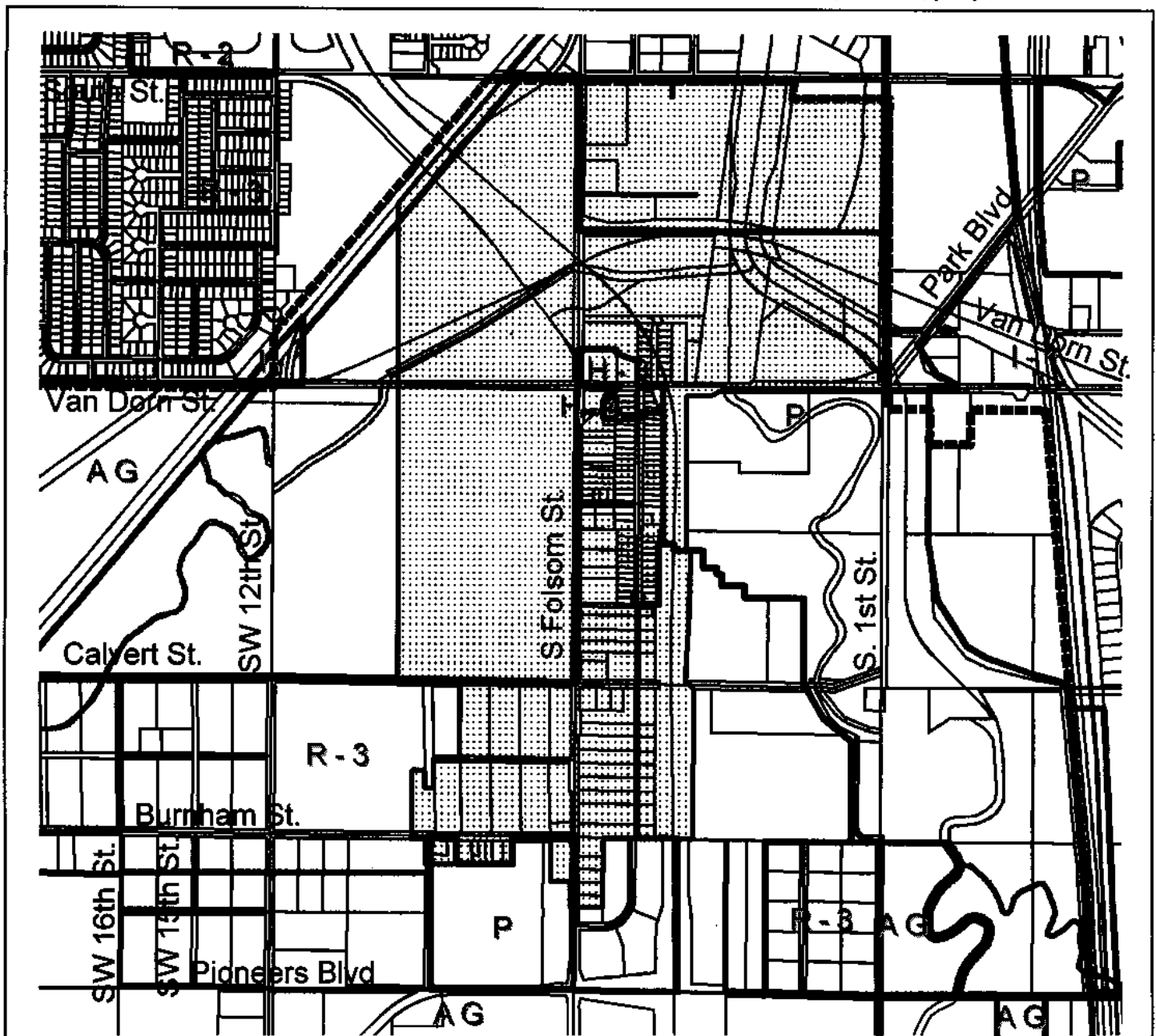
Larson inquired as to what will happen to the 14 households that are getting water from the Regional Center if only the Regional Center site is annexed. Bills-Strand commented that it is expensive to drill a well and she would hope that something could be worked out. The home owners are caught in the middle, but the city is growing and the Comprehensive Plan calls for it to grow southwest.

Carlson suggested that if the Planning Commission recommends that only the Regional Center site be annexed, that would give notice to the property owners to get involved before this goes to the City Council. The Regional Center needs to happen. Bills-Strand does not want to force people to dig wells.

Motion to find the annexation of the "Regional Center site only" to be in conformance with the Comprehensive Plan carried 7-0: Bills-Strand, Carlson, Larson, Taylor, Marvin, Duvall and Steward voting 'yes'; Krieser absent.

Steward suggested to the audience that between now and the time when this is scheduled on the City Council agenda, the property owners may wish to reconsider their wishes in terms of testimony before the City Council.

This annexation will be introduced to the City Council on October 13th, with public hearing scheduled for October 20th, at 1:30 p.m.

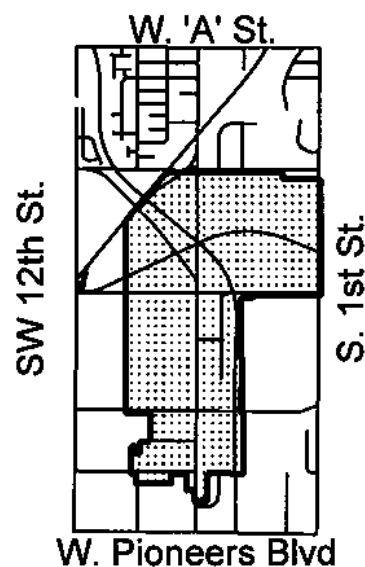


Annexation #97007 S. Folsom & W. Calvert St. Yankee Hill

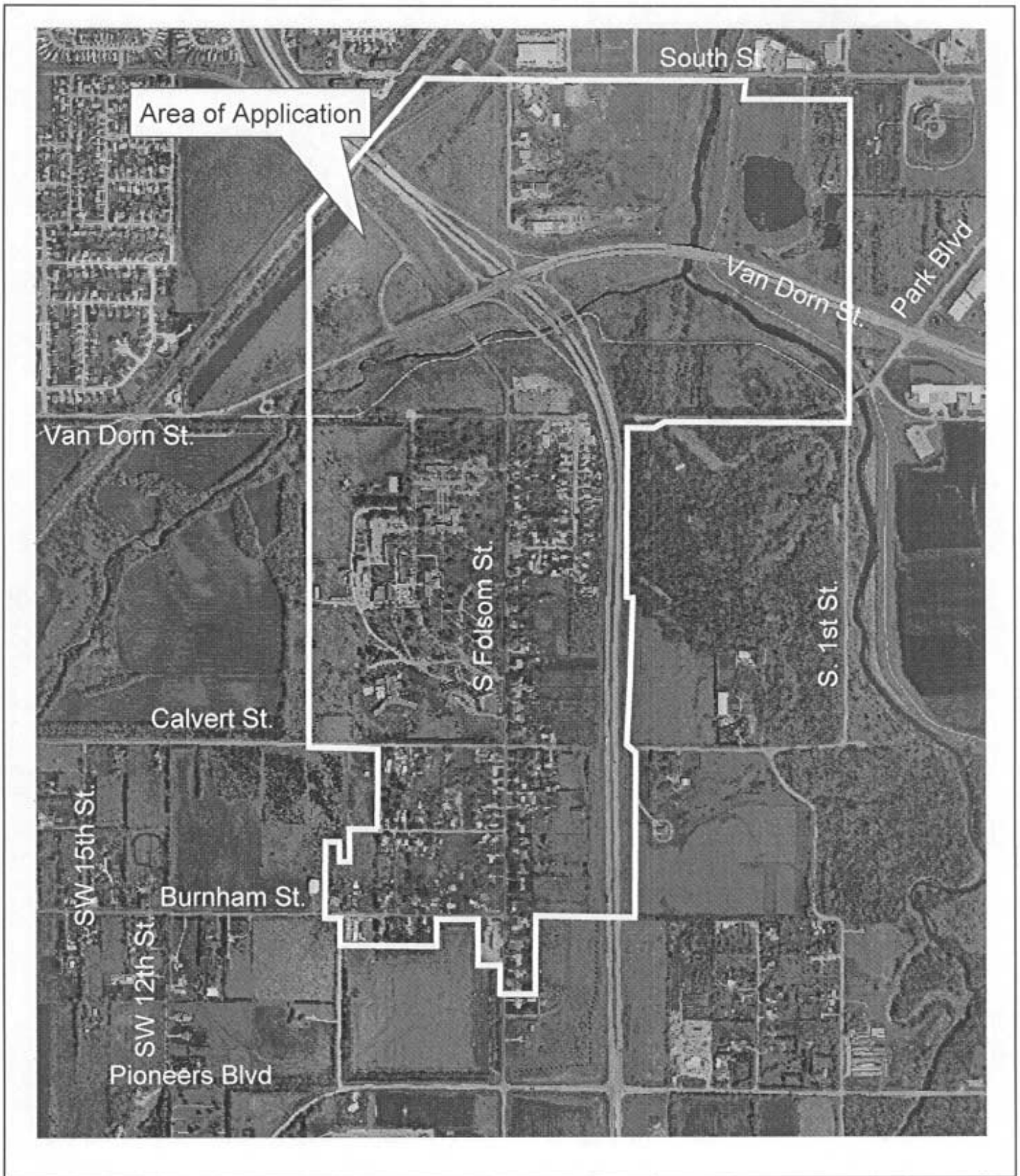
Zoning:

Two Square Mile
Sec. 3 T09N R6E
Sec. 34 T10N R6E

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District



014

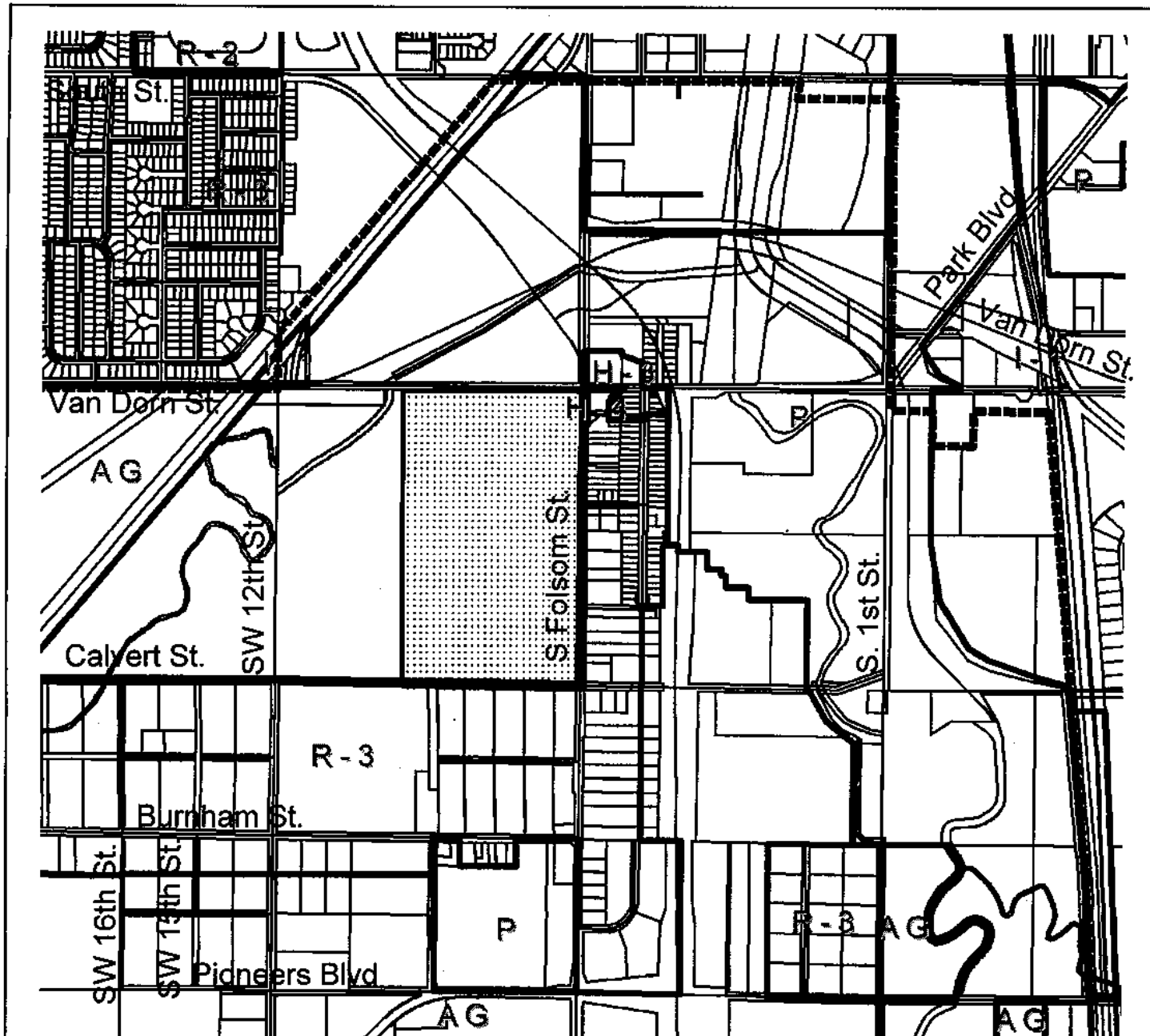


**Annexation #97007
S. Folsom & W. Calvert St.
Yankee Hill**



015

Lincoln City - Lancaster County Planning Dept.
2002 aerial



Annexation #97007

Note: Planning Commission Recommendation

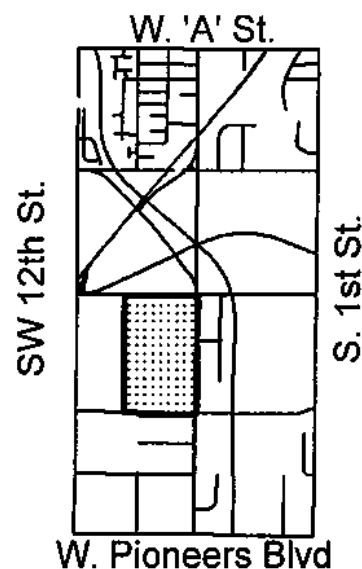
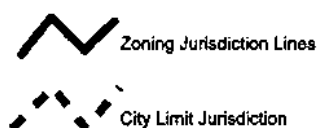
S. Folsom & W. Calvert St.

Yankee Hill

Zoning:

Two Square Mile
Sec. 3 T09N R6E
Sec. 34 T10N R6E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-6 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



016

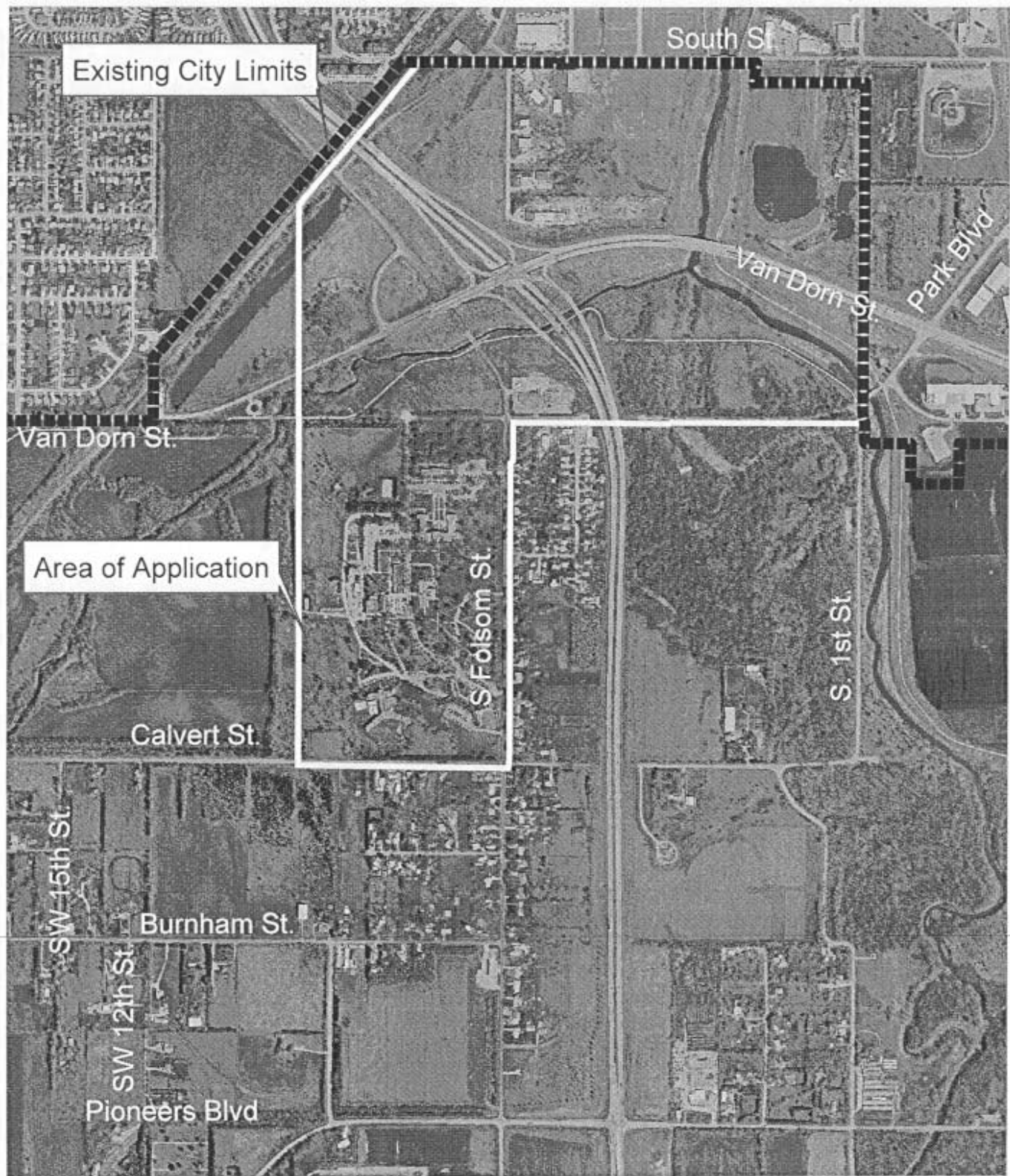


Note: Planning Commission Recommendation

Annexation #97007
S. Folsom & W. Calvert St.
Yankee Hill



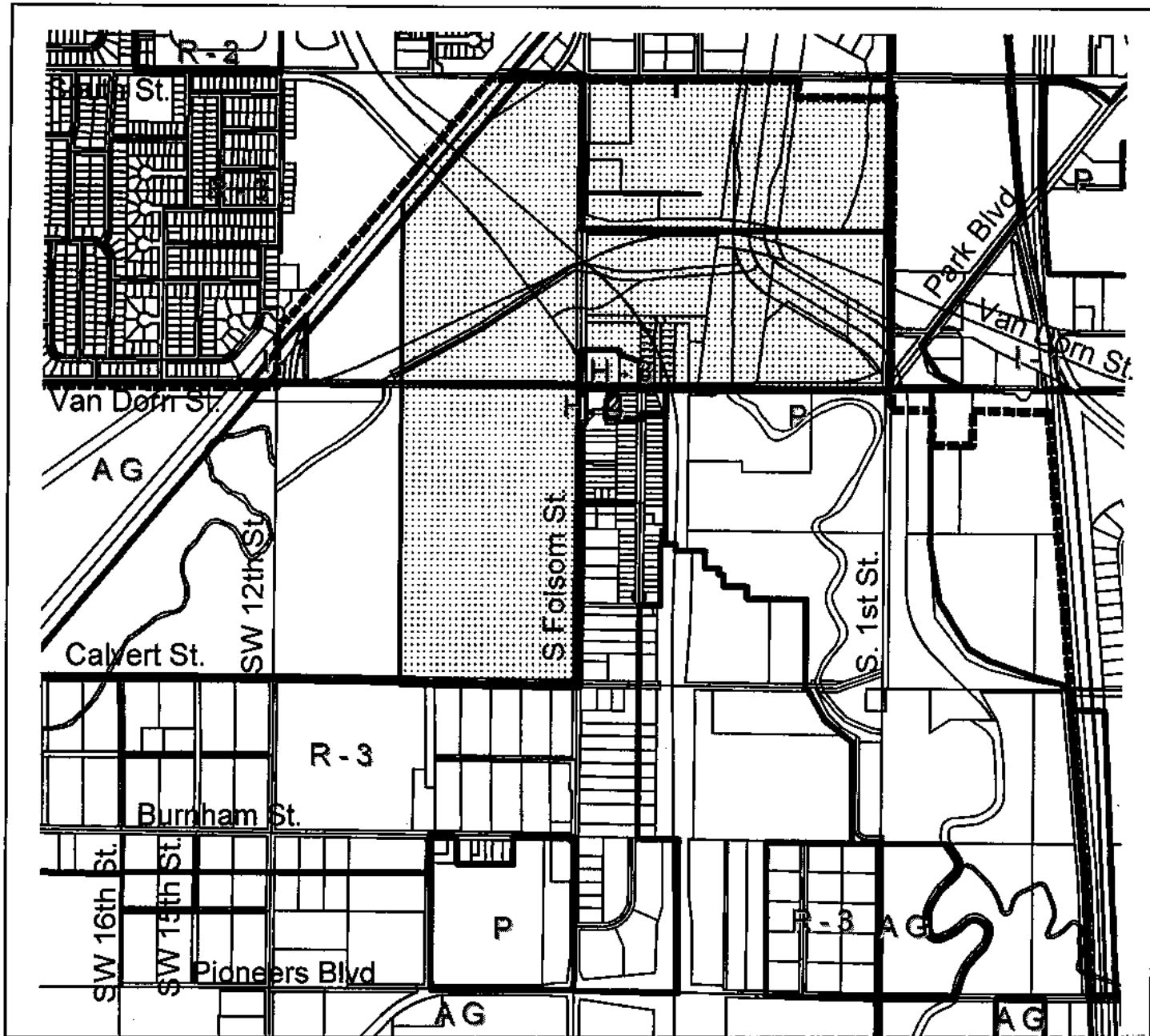
017



Note: Substitute Ordinance

**Annexation #97007
S. Folsom & W. Calvert St.
Yankee Hill**





Annexation #97007 Note: Substitute Ordinance

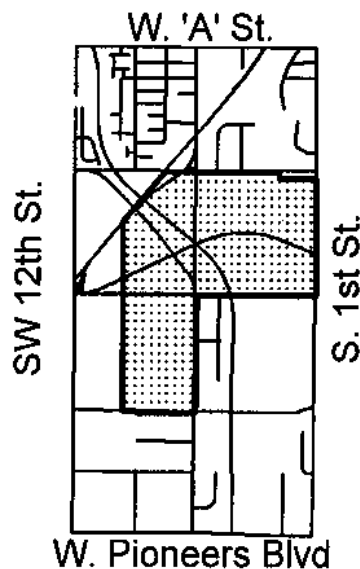
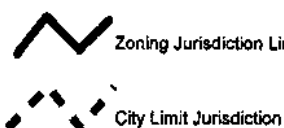
S. Folsom & W. Calvert St.

Yankee Hill

Zoning:

Two Square Mile
Sec. 3 T09N R6E
Sec.34T10N R6E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
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- R-7 Residential Transition District
- B-1 Local Business District
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- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



019

Yankee Hill Annexation

COSTS FOR WATER SERVICE:

Example #1 - A new 16 inch water main is built along an **arterial street** such as Folsom Street. Individual property owner requests a permit to tap into the adjacent water main. Individual is charged both water impact fees. Currently, the individual could not be assessed the construction cost of the water main because main it is over 12 inches in size.

	<u>3/4 Inch Meter</u>	<u>1 Inch Meter</u>
a. Water Distribution impact fee	\$287.00	\$478.33
b. Water System Impact Fee	\$463.00	\$771.67
c. Water Tap Fee	\$338.00	\$396.00
d. Assessment for main	\$0	\$0

Example #2 - A new 6 inch water main is built in a **residential street**, such as West Calvert, West Burnham, West Stockwell, West High Street or Southwest 6th Street. When an individual property owner requests a permit to tap into the adjacent water main there will be a charge for both water impact fees. In addition, after construction of the main, the individual is assessed a portion of the cost of the 6 inch water main. Currently, only water mains over 12 inches in size will be funded by impact fees rather than by assessment.

	<u>3/4 Inch Meter</u>	<u>1 Inch Meter</u>
a. Water Distribution impact fee	\$287.00	\$478.33
b. Water System Impact Fee	\$463.00	\$771.67
c. Water Tap Fee	\$338.00	\$396.00
a. Assessment for main	Assessed costs to be paid over a number of years based on lot frontage	

Notes:

1. Water impact fees will be charged at time of permit requesting connection to the water system.
2. If a household fronts a new water main, but chooses to not connect to the water system, then no impact fee will be charged. However, the assessment for the 6 inch water main construction is still required to be paid.

COSTS FOR SEWER SERVICE

If the household is not already connected to the wastewater system, then a wastewater impact fee of \$375.00 based on a 3/4 inch water meter size would be charged at the time of permit for connection. For a 1 inch meter, the wastewater fee is \$625.00. The existing sanitary sewer lines are 8 inches in size, which is not the size being funded by impact fees.

CHANGE IN PROPERTY TAX RATE (according to the Lancaster County Assessor 8/21/03)

Current Tax Rate - .01882693

After Annexation Tax Rate - .0202742

Example of a \$100,000 home in the Yankee Hill Neighborhood:

Currently - $100,000 \times .01882693 = \$1,883$ per year.

After - $100,000 \times .0202742 = \$2,027$ per year.

Lincoln



Nebraska's Capital City

Mayor Coleen J. Seng

August 13, 2003

Dear Property Owner:

RE: Notice of Informational Meeting for the Proposed Annexation

The City of Lincoln is initiating the process for annexation of the Lincoln Regional Center and several surrounding properties in the Yankee Hill neighborhood area, generally located along South Folsom Street between South Street and West Pioneers Boulevard. Please see the attached map for the boundary of the proposed annexation.

On Wednesday, August 27, 2003 at 7:00 p.m. there will be an informational meeting at the Southwest Rural Fire Department station located at 705 West Burnham to explain the annexation proposal and to answer questions. The meeting will start with a brief presentation by city and county staff, with the remainder of the time for questions.

Staff from the County Assessor's Office, the Lincoln-Lancaster County Health Department, the City of Lincoln Law Department, the City of Lincoln Public Works and Utilities Department, and the Lincoln/Lancaster County Planning Department are scheduled to attend and be available for questions.

Included is a list of questions and answers to some of the common questions typically asked about annexation. Hopefully this will answer questions that you may have about the potential annexation. However, if you would like to speak to someone for clarification or more information, there is a list of staff contacts with phone numbers at the end of this letter.

What is the review process for annexations?

The proposed annexation is tentatively scheduled for Planning Commission public hearing on Wednesday, September 17, 2003 at 1:00 p.m. The hearing will be in the City Council-County Board Chamber on the first floor of the City-County Building at 555 South 10th Street. The meeting is open to the public and anyone may testify before the Planning Commission or send a letter to the Commission in advance. You are also welcome to submit written comments either by fax at 441-6377, or by email to: plan@ci.lincoln.ne.us. The meeting is also broadcast live on public access cable channel 5.

The Planning Commission is a nine-member body that will make a recommendation to the City Council on the conformance of the proposed annexation with the Comprehensive Plan. Once an annexation is proposed and the property owners are notified, the Planning Department prepares a staff report on behalf of city staff with a recommendation on the proposed annexation to the Planning Commission for their review and consideration. The report is available to the public the

021



week before the hearing. In this case, the report tentatively would be available on September 11, 2003 after 3:00 p.m. Once the Planning Commission makes its recommendation, an additional public hearing will be held by the City Council approximately 19 days after the Planning Commission takes action.

What is the City's Annexation Policy?

The Comprehensive Plan provides guidance on the issue of annexation. The City's annexation policy is found on pages F154 and F155 of the 2025 Comprehensive Plan. The annexation policy of the City of Lincoln includes, but is not limited to the following:

- The provision of municipal services shall coincide with the jurisdictional boundaries of the City - in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary water services) beyond the corporate limits of the City.
- The extension of water and sanitary sewer services shall be predicated upon annexation of the area by the City. City annexation shall occur before any property is provided with water, sanitary sewer, or other potential City services.
- Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed; land which is contiguous to the City and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.
- Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.
- The character of existing residential areas should be respected as much as possible during the annexation process. However, any annexation of existing residential areas will include some costs which must be the responsibility of property owners.
- Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

What is the legal basis for the City to annex property?

The City of Lincoln's ability to annex property comes from authorization provided for in Nebraska State Statutes. The following is a general summary of annexation law in regards to the City of Lincoln:

- the City may at any time annex "contiguous or adjacent" lands,

- according to State statutes "land shall be deemed contiguous although a stream, embankment, strip or parcel of land, not more than 500 feet wide, lies between such land and the corporate limits,
- the Nebraska Supreme Court has voided "strip, corridor or flag" annexations in which the land is adjacent by only a narrow strip or neck of land,
- the City automatically annexes adjacent property upon subdivision if it is in the future urban area and must annex adjacent county roads during an annexation.

How would this affect property taxes?

Typically the property tax levy is greater after annexation due to the addition of the City of Lincoln levy. The levy for schools will not change however, as all the property proposed for annexation is already within the boundary of Lincoln Public Schools. Additionally, after annexation the property would not have to pay the property tax of a rural fire district. You may contact the County Assessor's Office at 441-7463 and they can determine how the levy rate will change for your specific circumstance.

Will homeowners be able to keep their septic systems or sewage lagoons?

According to City Ordinance "Sewage from any building or premises shall be discharged directly into the community sewerage system when the system is available and within 300 feet from the building or premises measured along a street, alley, or easement to the encasement of the sewer system." (Section 24.38.080 (a)) The system must be properly abandoned within six months per Section 24.38.080 (c). If the city sewer system is more than 300 feet away or is not available, the homeowner may retain the septic system.

Any property owner within an area could request the City create a sanitary sewer assessment district for the purpose of having a sanitary sewer line constructed. However, this assessment district would have to first be approved by the City Council after a public hearing. The City Council could then approve or deny the assessment district. If a district is approved, the city constructs the sewer line and abutting property owners pay the assessment over a twenty-year period.

Will homeowners be able to keep their wells?

Yes. Wells are allowed inside the city limits as long as the owner obtains an annual permit from the Lincoln/Lancaster County Health Department and the well meets city standards. Even if a city water main is available and adjacent to the property, the homeowner is not required to connect to the city water service. If a property owner chooses to hook up to city water, they could maintain their well for purposes of watering their lawn, etc.

Any property owner within the area could request the City create a water line assessment district for the purpose of having a water line constructed within the area. However, this assessment district would have to be first approved by the City Council after a public hearing. If a district is approved, the city constructs the water line and abutting property owners pay the assessment over a twenty-year period.

How would fire service be handled?

Currently, the properties in this area outside of the city limits are served by the Southwest Rural Fire District. After annexation, the Lincoln Fire Department is responsible to handle all emergency and fire calls to the area.

How could this affect streets in an area?

Once public streets are annexed, the City is responsible for minimum maintenance of the streets. Current City policy is that the City will not pay for graveling unpaved streets. For roads that are already graded and graveled, the City will spread the gravel and level the street if the homeowners pay for the gravel. The City is responsible for snow removal.

Annexation does not require that the streets be brought up to city standard paving with curb and gutter. The city has numerous miles of streets that have been inside the city limits for decades and remain unpaved. For streets that end in cul-de-sacs or are dead-end streets that receive little traffic, the city has not pursued requiring these streets to be paved.

What about sidewalks, street trees and street lights?

Areas that do not have street lights are not required to install them upon annexation. Ornamental street lights can be done by an assessment district process that requires a majority of the affected owners to sign the requesting petition. The City Council then holds a public hearing on the proposed assessment district and would have to approve it before the ornamental lights could be constructed.

Annexation does not require the installation of sidewalks or street trees either. The City Council has the authority to order sidewalks constructed on any street. Current City policy is to focus sidewalk assessment districts in areas along school routes, arterial streets and areas of significant pedestrian traffic. Again, for streets that end in cul-de-sacs or dead ends, that receive little pedestrian traffic, the city has not pursued requiring sidewalk construction.

How would homeowners with pets and livestock be affected?

All cats and dogs over 6 months of age must be licensed and must have current rabies vaccinations. Certain restrictions may apply for all other animals, including the number of dogs and cats allowed. Please contact the City/County Health Department at 441-8000 for further information.

For further information on these specific topics please call:

General Information on Annexation and Process

Brian Will, Planning, at 441-6362

Septic Systems and Wells

John Chess, Health Department, at 441-8024

Streets, Sidewalks, City Sewer

Dennis Bartels, Public Works, at 441-7595

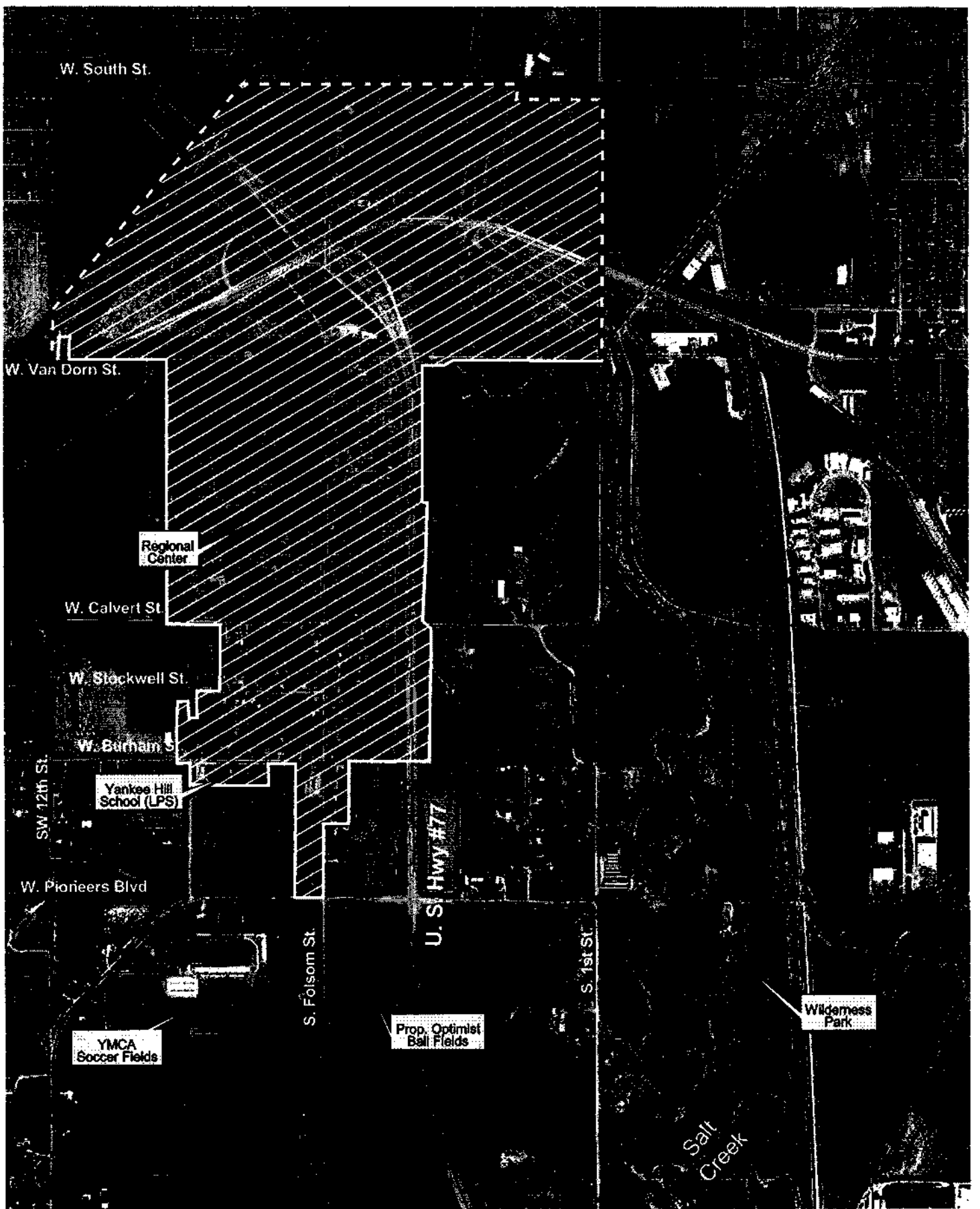
Water

Nick McElvain, Public Works, at 441-5931

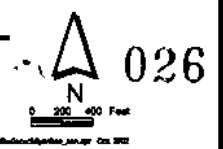
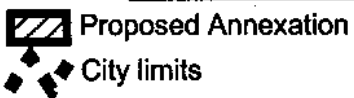
Horses, Dogs, Cats and Other Animals

Jim Weverka, Health Department, at 441-7900

I:\PC\ANNEX\Yankee Hill Annexation Notice.wpd



Yankee Hill Annexation





December 3, 2002

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

As you may be aware, Lincoln Regional Center is facing several conditions associated with maintenance, repair, and operation of its Public Water Supply System that would require very large expenditures in the near future in order to comply with current and imminent State and Federal regulations for operation of that system. Due to the high cost of those requirements, which involve every major component of the water supply system, it is not cost effective for Lincoln Regional Center to continue to operate a Public water Supply System. This letter is to notify you of Lincoln Regional Center's plans to discontinue operation of a Public Water Supply system including water service to your property at 4000 Folsom. It is also to serve as written Notice of the intention of Lincoln Regional Center to terminate the currently effective Agreement For Purchase Of Water Service between State Of Nebraska, Health And Human Services System (formerly Department of Public Institutions), Lincoln Regional Center, and the Owner of the property, in accordance with the TERMINATION paragraph in the Agreement. The date of termination shall be December 15, 2003.

It is intended that the Lincoln Regional Center campus, after annexation by the City of Lincoln, will connect its water distribution system to the new water main to be constructed by the Lincoln Water System adjacent to the campus and thereafter purchase domestic water service from the Lincoln Water System. Currently it is estimated that Lincoln Regional Center will be able to connect to the new water main by mid-2004. Details of the water main project schedule will be provided by the City as they are further developed.

As provided by the Agreement, the Landowner has agreed, upon termination of the Agreement, to supply the property described in the Agreement with water from connection to the City water system or, in the alternative, to supply the premises with water from a source which is entirely separate from the City system and that complies with the Lincoln Municipal Code. The Landowner will be notified by the Lincoln Water System as to the date when City water service will be available to their property and the procedure for connection to their system. Notice that it shall be a choice of the Landowner to connect to City Water, if it is available, or to supply water from another source such as an approved well.

December 3, 2002

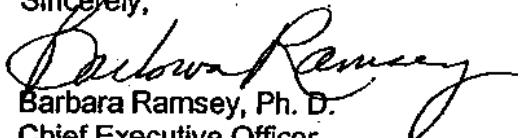
Page 2

If you are interested in connection to the Lincoln Water System, please notice that City policy requires that service from the Lincoln Water System will be available to the Landowner's property only if the premises lies within boundaries of the City of Lincoln. Hearings regarding City annexation of areas around Lincoln Regional Center will be held by the Lincoln City Council on several publicly announced occasions during the next several months. It is recommended that you watch closely for the public announcements, attend the hearings, and offer your comments to the Council. It is also anticipated that announcement of the decision of the City Council regarding annexation of area(s) that include properties that are currently Parties to an Agreement For Purchase Of Water Service with Lincoln Regional Center will be made in a timely manner to allow the Landowner sufficient time to make plans for an alternative water supply and have it installed before Lincoln Regional Center discontinues operation of the Public water Supply.

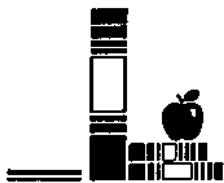
It is a provision of the Agreement For Purchase Of Water Service with Lincoln Regional Center that all costs related to the property owner providing an alternate source of water is at the expense of the Landowner. Information about the estimated costs to be paid to the City for an abutting water main can be provided by Mr. Elmer Cole at the City of Lincoln Public Works and Utilities Department, Engineering Services Division, at Phone # (402) 441-7711. Since installation of equipment and piping required to tap on the City main and provide a service line and meter for connecting the premises to the Lincoln Water System must be provided by a Plumber licensed by the City of Lincoln, information about those costs would be best requested from such a Plumbing Contractor. It is anticipated that the City of Lincoln will attempt to make water service available to all properties that are annexed into the City at about the same time as it is available to Lincoln Regional Center.

If it is the decision of the Landowner to supply water from an approved well, it is recommended that plans for installing and starting up that well be initiated soon after receiving this letter. It is our understanding that some licensed well drilling and service Contractors for this area have been very busy resulting in backlogs of work that could cause a delay of up to a year for new well drilling and start up. The best source of information about the required process, completion time, and estimated cost for installation of a new well would be a licensed Contractor.

Sincerely,



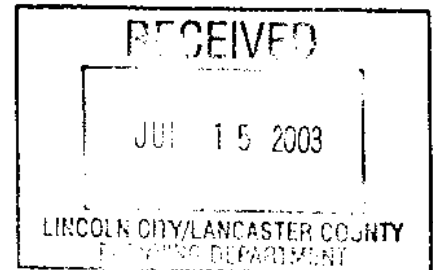
Barbara Ramsey, Ph. D.
Chief Executive Officer
Lincoln Regional Center



Lincoln Public Schools

Custodial, Maintenance & Facilities Building • 800 South 24th • Lincoln, Nebraska 68510 • (402) 436-1072 • (Fax) 436-1557

July 11, 2003



Steve Henrichsen
Planning Department
555 S. 10th Street
Lincoln, NE 68508

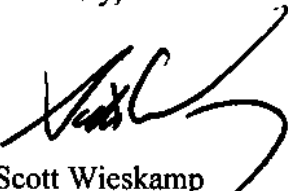
SUBJECT: YANKEE HILL SCHOOL FACILITY

Dear Steve;

Per our earlier discussions regarding the Yankee Hill School facility and the City of Lincoln's intent to annex the general area that encompasses the school site. It is Lincoln Public Schools position that this annexation is a positive move on our behalf, and we fully support the direction the City is moving in this area. Not only does the subsequent utility development support the Yankee Hill School facility, it also has a positive impact on the Roper School site.

Please let me know if there is anything that Lincoln Public Schools can do to expedite this process.

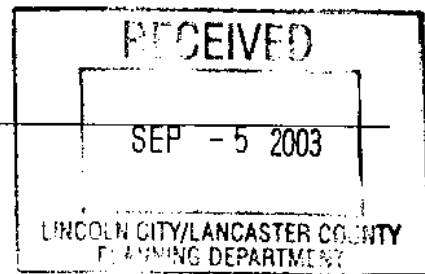
Sincerely,




Scott Wieskamp
Director of Facilities

c: Dennis Van Horn
Steve DeGarmo
Linda Douglas/Barb Fitzgerald
Jim Gessford
Alan Abbott

M e m o r a n d u m



To: Brian Will, Planning Department
From:  Dennis Bartels, Engineering Services
Subject: Yankee Hill Annexation
Date: September 3, 2003

cc: Randy Hoskins
Roger Figard
Nicole Fleck-Tooze
Gary Brandt

Engineering Services has reviewed the proposed annexation of the Yankee Hill neighborhood which includes property east and west of South Folsom from approximately west Pioneers Boulevard to West South Street and has the following comment:

- The area between West Van Dorn and West South Street is largely flood plain and floodway. Serving some of this area with sanitary sewer may be difficult because of ground surface elevations.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**


TO: Brian Will	DATE: September 3, 2003
DEPARTMENT: Planning	FROM: Chris Schroeder
ATTENTION:	DEPARTMENT: Health
CARBONS TO: EH File EH Administration	SUBJECT: Yankee Hill Annexation

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed annexation with the following items noted:

- Water wells existing when annexation occurs may continue to exist and be used for domestic (household) or non-domestic (irrigation) use if the use is consistent with the use prior to annexation. A biennial well permit is required for all wells within the city limits.
- If the city sewer system is more than 300 feet away from the building or premise, the building or premise may maintain its current on-site wastewater system provided the system is not failing. When the city sewer is within 300 feet and available the building or premise must connect to the city sewer. The existing system must then be properly abandoned.

MEMORANDUM

TO: Dan Marvin, Planning Commission

FROM: Stephen Henrichsen 

SUBJECT: Request for Information: Water Impact Fees & Annexation

DATE: September 3, 2003

COPIES: Planning Commission
Marvin Krout, Brian Will, Kent Morgan, Ray Hill, Planning
Allan Abbott, Michaela Hansen, Margaret Remmenga, Public Works & Utilities
Nick McElvain, Steve Masters, Public Works & Utilities

REQUEST FOR INFORMATION

We just received a letter from a person not wanting the city to annex the Yankee Hill area. One reason they gave was that the annexation would require those residences to pay the water / sewer impact fee. Is that correct? When we annex an area do we charge an impact fee onto an existing building?

ANSWER

No, upon any annexation, the property owners are not charged an impact fee. What the person was referring to is that anyone who is in the city limits and requests to hook up to the city water or wastewater system will be charged an impact fee. In the case of the Yankee Hill area, after annexation a new water line will be built in the area. Property owners, when they request connection to the new water line, will be charged the water impact fees.

This is the same for any new house that is constructed inside the city and pays the impact fees at time of building permit. In the case of the Yankee Hill area, the houses are pre-existing, but a new connection to the water system creates an additional demand on the the system, therefor it requires the payment of the water impact fees.

Today, most houses in the Yankee Hill area are on wells. Upon annexation they are not required to hook up to the water system. Even after construction of a new water line, they are not required to hook up. However, many will choose to hook up because it is cheaper and less maintenance time than keeping a well on site. The attached handout was distributed at a recent Yankee Hill annexation open house further explains the impact fees and any potential costs to pay for a 6 inch water line.

I:\PC\ANNEX\03000\Annexation and impact fees Memo Sep 03 03.ssh.wpd

Yankee Hill Annexation

Examples of Costs for Water Service

Draft of August 25, 2003

Example #1 A new 16 inch water main is built in along an **arterial street**, such as Folsom Street. Individual property owner requests a permit to tap into the adjacent water main. Individual is charged both water impact fees. Currently, the individual could not be assessed the construction cost of the water main because main it is over 12 inches in size.

		Fee Based Water Meter Size	
		<u>3/4 Inch Meter</u>	<u>1 Inch Meter</u>
a.	Water Distribution impact fee	\$287.00	\$478.33
b.	Water System Impact Fee	\$463.00	\$771.67
c.	Water Tap Fee	\$338.00	\$396.00
d.	Assessment for main	\$0	\$0

Example #2 A new 6 inch water main is built in a **residential street**, such as West Calvert, West Burnham, West Stockwell, West High Street or S. W. 6th Street. When an individual property owner requests a permit to tap into the adjacent water main there will be a charge for both water impact fees. In addition, after construction of the main, the individual is assess a portion of the cost of the 6 inch water main. Currently, only water mains over 12 inches in size will be funded by impact fees rather than by assessment.

		Fee Based Water Meter Size	
		<u>3/4 Inch Meter</u>	<u>1 Inch Meter</u>
a.	Water Distribution impact fee	\$287.00	\$478.33
b.	Water System Impact Fee	\$463.00	\$771.67
c.	Water Tap Fee	\$338.00	\$396.00
a.	Assessment for main	Assessed costs to be paid over a number of years based on frontage	

Notes:

1. Fees are based on fee schedule for 2003 and 2004, and assume no changes in fees for inflation. Impact fees for water and wastewater increase beginning January 1, 2005.
2. Water impact fees will be charged at time of permit requesting connection to the water system.
3. If a household fronts a new water main, but chooses to not connect to water system, then no impact fee will be charged. However, the assessment for the 6 inch water main construction is still required to be paid.
4. If the household is not already connected to the wastewater system, then a wastewater impact fee of \$375.00, based on a 3/4 inch water meter size, would be charged at time permit for connection. For a 1 inch meter the wastewater fee is \$625.00. The existing sanitary sewer lines are 8 inches in size, which are not the size being funded by impact fees.

September 17, 2003

Planning Commission
Lincoln/Lancaster County Planning Department
555 S. 10th Street
Lincoln, NE 68508

RE: Yankee Hill Annexation Hearing

Dear Commissioners:

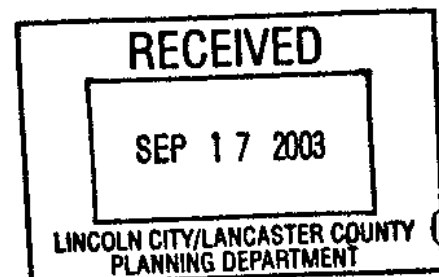
This letter is to express the interests of Lincoln Regional Center and State Building Division in approval of the proposed annexation of the area within the Yankee Hill neighborhood that includes the Lincoln Regional Center campus and the fourteen (14) private properties now receiving water service from the public water supply system operated by Lincoln Regional Center. It is the feeling of Lincoln Regional Center and State Building Division that it is not cost effective for Lincoln Regional Center to continue to operate a public water supply system and therefore it is highly expedient for it to connect to the Lincoln City Water System as soon as that is feasible. It is understood that it will be necessary for the area served to be annexed by the City in order to receive City water supply. Therefore, it is the desire of Lincoln Regional Center and State Building Division to express an opinion in favor of annexation of that area.

As background information, Lincoln Regional Center is facing several conditions associated with maintenance, repair, and operation of its Public Water Supply System that would require very large expenditures in the near future in order to comply with current and imminent State and Federal regulations for operation of that system. In addition to great expenses for repair of several major components of the existing wells and distribution system, Lincoln Regional Center currently is in violation of the EPA lead and copper contaminant rules and would be required to build a treatment plant that is very expensive to build and to operate in order to continue operation as a public water supply system. Due to the high cost of those requirements, which involve every major component of the water supply system, it is not cost effective for Lincoln Regional Center to continue to operate a Public water Supply System. It is intended that the Lincoln Regional Center campus, after annexation by the City of Lincoln, will connect its water distribution system to the new water main to be constructed by the Lincoln Water System adjacent to the campus and thereafter purchase domestic water service from the Lincoln Water System.

Thank you for your attention to this information. Please let us know if you require additional information.

Sincerely,

Fred Hiatt
Facilities Engineer





schoenfam4@netzero.
com
09/16/2003 04:23 PM

To: plan@ci.lincoln.ne.us
CC:
Subject: Annexation No 97007, Yankee Hill Annexation, Agenda for Sept 17,
2003

September 16, 2003

Dear Planning Commission Members,

I reside at 2936 S. Folsom Street with my husband and two children. We are homeowner's being served our water by the State's water tower via the Regional Center.

I find myself on the fence about the proposed annexation of the Yankee Hill Neighborhood.

On one side of the fence, I favor annexation, as the water we receive via the State is less than healthy for us. It is highly chlorinated at levels, which are not good for ingestion or even cleansing our bodies. Because of this we do not drink the water. We do still bathe, brush our teeth and wash our dishes and clothes in it. I recently learned at a meeting sponsored by the City, that the State's required water tests have revealed some high levels of lead. This is information which, to say the least, was both shocking and scary to me as I have young children. I feel our neighbors, the State, have been less than neighborly by not, at a minimum, letting us know of the accelerated levels. I understand the State's need, or rather obligation, to provide their patients safe water, and agree completely with that. And yet, annexation for my family and me means more than better water.

Now to the other side of the fence.

We bought a home in the area because it was outside the city limits. Annexation means increases in our vehicle, property and miscellaneous taxes and restrictions and fees for pets. For some of our neighbors it means annual permits, to keep their existing wells whether for consumption or even to water their yards. For our residence, we feel over a barrel.

We need water.

We are at a low spot and to hit good water, we have been told, may be difficult for us. Two houses away from us, they have a well. I know this because years ago, that house was my grandmother's. I know too that the well was high in Sulphur. I am unsure of it's status today, but would guess that unless the current owner has installed some water treatment system or drilled for a new well, their water is less than desirable. This is what we could run into. If so, we would have to say yes to annexation because We need water!

Now, if we could drill and get appropriate water, in substance and quantity, we would fight annexation tooth and nail alongside our neighbors. Unfortunately we do not hold the answer to that question.

Yes, we could spend the time we have before annexation is approved and drill for water that may or may not be good. But drilling also requires funds, which we do not have at this time. Funds we might have had available to us had we not just spent \$2,500.00 in the fall of 2001 (about six months after the purchase of our home) to replace approximately 160 foot of water pipe on "our side" of the water main. Had we been made aware at that time of the possibility and the State's plans for annexation, we would have chosen to repair the pipe or drill a well.

Now we are left to feel helpless in our situation, if and until annexation goes through. We will not spend money we don't have to drill a well only to end up being in the city limits. And if we really have no good options with our water, then we definitely need to support annexation.

At this time, I would appreciate straightforward answers rather than all of the run around talk we get from city personnel. Between my husband and myself attending 3 different meetings, we have heard lots of contradictions.

1) That the 14 residences directly on State water will be annexed, and if they will be then so should all the rest.

2) That anyone on city sewer - and most of us are as we were grand fathered - would be recommended for annexation due to "policy" against anyone outside city limits receiving city services

Also, that one or two homeowner's will not be annexed and be surrounded by un-annexed properties, as that will cause confusion with City and County Law Enforcement and Fire and Rescue.

3) The last meeting discussed that if the neighborhood fights annexation and wins, then individual owners would be able to apply for annexation and receive services.

Contradictions!

What is what here? Let's be forthright and tell it like it is.

Is it that anyone on city sewer will be annexed? And then that water service is optional? Or not optional?

How about those who have wells and are on city sewer. Will they continue to be grand fathered with respect to the sewer or are they too forced to be annexed?

Or is it that those currently receiving water from the State will be annexed because they also receive city sewer?

What is the truth? I think we, the homeowner's, are clear as to the city's intent to get the intended water main going south on Folsom and across Pioneer paid by our neighborhood as much as possible, even though most homeowner's have wells or the capabilities for wells and therefore don't need city water.

I want to know what else we're going to gain by being in the city limits. Street Improvements? According to the proposal for annexation, Folsom Street is not up to city standards. Are repairs and upgrades going to be performed? Or will Folsom be left as it is according to your annexation rules which do not require streets be brought up to city standards?

Sidewalks? Another item that isn't required to be brought up to city standards. I'd love to see sidewalks running along the State's side of the road to enable the neighbors to safely walk along Folsom. I'd like for my son to be able to safely ride to the city trail which is so close to our home but currently it's unsafe to travel on Folsom or we have to travel through the State's roads to reach the trail.

These are questions that deserve truthful answers.

Please know that while I will likely not speak at Wednesday's hearing that I will be there to stand alongside my neighbors. Neighbors who, in my opinion, may have slightly different problems with this decision than I do because they have other water options--most have their own wells. But I do stand with them to show support against a proposal in which the State and City Powers--that--be make decisions for our families, with little regard for who we are and what we need, but are only concerned with their agenda.

Thank You for your consideration.
Traci Schoen

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"Cheryl Stransky"
<cstransky@bowmana
ndkrleger.com>

09/09/2003 04:49 PM

To: <plan@ci.lincoln.ne.us>
cc:
Subject: OPPOSITION to Proposed Annexation No. 97007 (W. Van Dorn & S. Folsom Streets)

TO THE MEMBERS OF THE PLANNING COMMISSION:

This email is submitted by John L. Stransky, property owner and resident of 851 West Burnham Street, Lincoln, Nebraska (and wife Cheryl A. Stransky), in **OPPOSITION** to **proposed Annexation No. 97007, W. Van Dorn and S. Folsom Streets**

I sold my residence within the City of Lincoln and moved to my current home less than 8 years ago, in part because I wanted to be out of the City. I spent time and money remodeling and building onto my current residence so that I could make that move outside the City. This is an old neighborhood outside the City, with many of the homes having been there for 50 years or more. This having been the case, and with little, if any, space for future development in the affected areas, I had no expectation that this area would be the subject of a proposed annexation.

As a property owner within the proposed annexation area, I am opposed to the above-referenced annexation of my property to the City of Lincoln. I believe I will gain virtually no benefit from my property becoming a part of the City of Lincoln, but on the other hand will be burdened with additional property taxes, sales taxes, wheel taxes, special assessments for City water, etc. When all of our taxes and government costs are already so high, it seems unreasonable to require even more taxes and fees in exchange for NO BENEFIT! City water would not be a benefit to my property. I have good water and a well that is only a few years old. So the addition of City water would simply be another cost to me that is of no benefit to me.

One argument I have heard is that because we are provided City sewer, we MUST be annexed to the City of Lincoln. I believe that the sewer in question has been in place with regard to my property for over 40 years, perhaps close to 50 years. I would think this would somehow be "grandfathered" to conform to the rules of the game when my father (the previous owner of my property) made the decision to hook up to (and pay for his portion of) the sewer line when it was installed all those years ago. I believe this is an invalid argument for annexing my property, because the situation is no different than it has been for many years.

Another concern I have is with regard to road maintenance in my neighborhood. Lancaster County does an excellent job of maintaining our roads and keeping them in good condition. From what I have observed of the condition of disrepair of many of the streets within the City of Lincoln, I am fearful that the streets in our neighborhood will deteriorate if the area is annexed into the City.

We are very satisfied with the services of the Lancaster County Sheriff's Office and Southwest Rural Fire Department in our neighborhood, and again don't feel that we would gain anything by being brought into the Lincoln Police Department and Lincoln Fire Department's service area. I am sure both of those departments do a good job for the citizens of Lincoln, however, the Sheriff's Department and rural fire department also do an excellent job for those of us outside the City.

I am also happy to be a part of the Yankee Hill Neighborhood Association, where we work together as a neighborhood and have a very active neighborhood

association. I am fearful that this move to annex parts of the neighborhood while leaving other parts outside the City will divide the interests of members of our neighborhood association, thus destroying the unity we enjoy as a neighborhood.

In summary, I can think of no positive aspect of my property being annexed to the City, and am strongly opposed to such an annexation. Thank you for your consideration of my comments.

John L. Stransky

Cheryl A. Stransky

851 W. Burnham Street

Lincoln, NE 68522



"Roxanne Sullivan"
<rsullivan@neb.rr.com>
>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Fw: Yankee Hill NH annexation

09/02/2003 10:46 AM

Attn: Planning Commission

After attending the Yankee Hill annexation meeting last Wednesday night, I have a few comments regarding the annexation, which will be coming before the Planning Commission in the next few weeks:

----- Original Message -----

From: Roxanne Sullivan

To: rstevens@co.lancaster.ne.us ; commish@co.lancaster.ne.us ; dschorr@co.lancaster.ne.us ; workbob@msn.com

Sent: Sunday, August 31, 2003 1:28 AM

Subject: Fw: Yankee Hill NH annexation

----- Original Message -----

From: Roxanne Sullivan

To: newman2003@neb.rr.com

Cc: amcroy@ci.lincoln.ne.us ; gfriendt@ci.lincoln.ne.us ; twerner@ci.lincoln.ne.us ; jcamp@ci.lincoln.ne.us ; ksovoboda@ci.lincoln.ne.us ; jcook@ci.lincoln.ne.us

Sent: Saturday, August 30, 2003 2:18 AM

Subject: Re: Yankee Hill NH annexation

I had planned to write an email this weekend to send to the Planning Commission, Council Members, and County Board regarding my comments on the Yankee Hill annexation. Actually, I live in the city of Lincoln and was attending the annexation meeting on behalf of my elderly parents, who have lived in the Yankee Hill area for 45 years. They are very concerned about the costs this annexation will place on their limited income.

I have not attended any of the other Yankee Hill neighborhood meetings, but it was apparent from attendee's comments that the annexation plan now being proposed was not the same plan proposed at earlier meetings. Although the city representatives discussed in detail what being annexed into the city would entail and the fees involved, the homeowners at the meeting wanted to know WHY it was happening to their neighborhood at all after all these years. The only answers I heard was because the city had decided to provide city water to the regional center and because of the comprehensive plan. The city representatives seemed to think that the neighborhood should be thrilled to be getting city water and would be happy to pay all of the fees for it. They didn't seem to understand that people in that neighborhood like "living in the country" and are quite content with their wells, rural fire department on Folsom Street, lower taxes and fees, and their farm animals.

I have a few comments regarding issues discussed the other night:

First, the Governor has just announced a decision to study the state's regional centers over the next three years and make determinations on closing some centers. He has commented that the regional centers have too much land and too many old, inadequate buildings. Therefore, with the budget crisis that Lincoln faces right now providing infrastructure services to the city of Lincoln, shouldn't the city have a guarantee from the Governor that Lincoln's regional center will not be closed before the city spends money it doesn't

have to provide water to the regional center? I asked this at the meeting and was told that the regional center's water does not test well and that is why the city is providing the water service. But, I still could not get an answer as to why this was such a concern right now (after the regional center has been there for years) if the regional center could be closed within three years. Several residents at the meeting felt the State of Nebraska should be paying for all of the costs (not just partial) to hook up to city water and that the city of Lincoln should not have to pay for any of it.

Next, many at the meeting could not understand the proposed boundaries of the new annexation plan. For some reason these boundaries just quit in the middle of a road and encompass one neighbor, but the neighbor right next door is not being annexed. This would mean that part of the streets are going to be cleaned by the county and then right in the middle of the street, the city will take over, likewise with the fire service. Now in big cities I know this is not unusual, but in a neighborhood the size of Yankee Hill it seems very inefficient. The city explained the boundary decisions were based on problems with the lay of the land affecting water flow and providing sewer service and water to the area. However, they could not explain to the crowd why the most expensive home in the neighborhood (owned by a city employee I believe) and two other homes are not being annexed while the city sewer service runs past these homes on Folsom Street and down to the YWCA soccer fields. Some representatives seemed surprised when a neighbor told them the YWCA already has a sewer service in place. And if future growth is the issue at hand, then it would seem from the city representative's answers that, should the city annex the Yankee Hill area, it will never grow past these proposed boundaries because of the land, and water/sewer issues in this area. So, is this proposed annexation in the best interest of either the city or the Yankee Hill neighborhood?

The annexation proposal also includes annexing the Southwest Rural Fire Department building located on Folsom Street. Apparently, the city "thinks" they will be providing fire service to the Yankee Hill area (I would guess from the Coddington and A Street station) while the Southwest Rural Fire Barn will remain and continue to service the county. The city attorney present at the hearing Wednesday night said the city fire/rescue department will have to determine "IF" they can provide timely service to this area. I'm not sure how familiar you are with the Yankee Hill area, but this area has not been very accessible to the city ever since the West Bypass was built. The Department of Roads closed the old Van Dorn street and both Old Cheney and Pioneers Boulevard (which I don't believe can be widened to 4 lanes because of the parks) have several sets of railroad tracks to cross. And now the Department of Roads is proposing to close Old Cheney at the bypass and build an interchange at Pioneers. Now, I know the city built an overpass for Van Dorn street, but many find the intersection on top of this structure confusing and dangerous and many elderly in the neighborhood aren't comfortable traveling on it, especially in the winter. Now, think of this. This neighborhood has been served for years by the Southwest Rural Dept.; many neighbors are volunteer firemen, with my elderly parents having three firemen just on their block. Now, the Southwest Rural will no longer serve the neighborhood they are located in, while the residents will have to wait for fire and rescue to come from the city when the Southwest Rural Fire Department is just up the street? Does this make any sense? The city is further expending already tight fire/rescue dollars on a neighborhood that already has it's own fire department and would prefer to keep it?

The Yankee Hill neighborhood has many long term residents; many, like my parents are now elderly living on social security fixed incomes. Has anyone done a demographics study of this area, while making the decision to annex? Many of the homes in this area are very old and many residents cannot afford all of these new fees, one of which will include being required to pay for the gravel to maintain their roads (which the county has always provided) in addition to the city fees. Although I fully supported the recent impact fees imposed on the city's developers, I was surprised to realize that residents of older neighborhoods, such as Yankee Hill, would have to pay impact fees for water connections when it is the city's decision to annex their neighborhood. My father thought he would have 10-20 years to pay for the water fees that will be assessed to his property, due to this annexation. However, I thought the city representatives said at the meeting Wednesday night that "impact fees" had to be paid upfront and could not be paid over a period of years. It seems grossly unfair that property developers and resident senior citizens are being treated the same in respect to the payment of impact fees and I would hope that if this annexation proceeds, the city will take this into consideration and allow senior citizens a more flexible plan for paying these fees that are going to be imposed on them.

I must say that over the years, the county (like the Southwest Rural Fire Department) has done a marvelous job of maintaining this area and keeping the roads in excellent condition, especially in the winter. Now, the city is offering "minimum maintenance" to the Yankee Hill area. (I must also tell you that while I live on a circle street in Lincoln, my parents home on Folsom Street has always been cleared by the County the morning after the snow, while sometimes my street has had to wait up to 3 days before a snow plow comes through.)

I appreciated the opportunity to attend the annexation meeting Wednesday night with the city representatives, however, I must say that this annexation does not seem very well thought out based on the above issues. Right now it appears the city is not offering much in the way of BETTER services with the exception of "city water" and from comments made at the meeting, it appears many residents are quite happy with their wells. Due to the age of my parents, I am very concerned about the fire/emergency safety issues and would hope the city will resolve the issue of "IF" they can provide fire/emergency service to this area in a timely manner before a final annexation takes place. I would much prefer that the city work out an agreement with the Southwest Rural Fire Department which would allow them to continue to serve the Yankee Hill area.

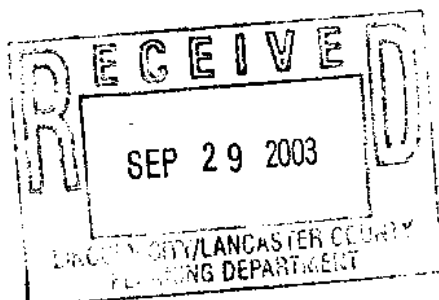
Lastly, as a resident of the city of Lincoln, I would question if it is in the city's best financial interest to annex the Yankee Hill Neighborhood, while the city is already trying to create new funding to provide for the residents and infrastructure it currently has. By looking at the annexation boundary map, most of this proposed annexation includes the regional center, the Van Dorn Street overpass, and the firebarn which will not be taxable. Almost all homes in the Yankee Hill area are 45-100 years old so they will not produce a lot of new tax revenue for the city and the city will have to provide fire service to an area that already has their own firehouse and take over county maintained roads. In my opinion, the annexation plan being proposed for the Yankee Hill Neighborhood does not appear to be a good plan either for the Yankee Hill Neighborhood or the city of Lincoln.

Sincerely
Roxanne Sullivan

My name is Larry Hillis, I live at 950 West Burnham Street. My wife and I are members of the Yankee Hill Neighborhood and have thoroughly enjoyed being a part of the neighborhood association which was organized in 1975. When there are neighborhood projects to take care of they all pitch in and help. The Yankee Hill neighborhood is a part of the history of the county. If you check the records, I believe we were being considered a place for the State Capital to be built. With this proposed annexation you are going to split the neighborhood in two. We will no longer be able to work as a group because some of our neighbors that live across the street from some of us will be in the county and some of us in the city.

Our issues will never be the same again. We are content with the way it is now and have no desire to be a part of the city.

Our neighborhood has an excellent volunteer fire department the sheriffs department is always here when summoned. And we have excellent road maintenance. We have our own well with excellent water and although we are on the sewer system we pay our monthly fees to the City Water department and I am sure the sewer system has been more than paid for over the fifty years it has been in existence. Our thoughts are the State Regional Center wants city water, so take everyone else into the city to help pay their expenses? The City and State we are told are financially troubled so why not give the Hospital help by fixing their present system or give them water and those residents who are connected with the State system, if those people want it, then leave the rest of us as we are. It would be cheaper and make a lot of people happy. Both the State Regional Center and the Yankee Hill Area.



Larry Hillis
Carol Hillis

BEFORE THE LINCOLN/LANCASTER COUNTY PLANNING COMMISSION

IN THE MATTER OF

) PROPOSED ANNEXATION NO. 97007

)

)

) STATEMENT OF OPPOSITION

) TO PROPOSED ANNEXATION

PROPOSED ANNEXATION

NO. 97007, WEST VAN DORN AND

SOUTH FOLSOM STREET

)

)

The undersigned, being property owners and/or residents within or near the proposed annexation area, are **OPPOSED** to the annexation of property within Proposed Annexation No. 97007, West Van Dorn and South Folsom Street.

SIGNATURE	PRINTED NAME	ADDRESS: (Street, City, State)	DATE
<i>Esther Heckman</i>	Esther Heckman	3920 S Folsom	9/9/03
<i>Kay Johnson</i>	KAY JOHNSON	3916 Folsom	9-9-03
<i>Russell Davenport</i>	RUSSELL DAVENPORT	3900 Folsom	9-9-03
<i>I. Mildred Davenport</i>	I. MILDRED DAVENPORT	3900 Folsom	9-9-03
<i>Katherine Polick</i>	KATHERINE POLICK	3800 Folsom	9-9-03
<i>Joni L. Bates</i>	JONI L. BATES	635 W. Calvert	9-9-03
<i>W. C. Aycock</i>	WILLIAM C. AYCOCK	634 W. CALVERT	9-9-03
<i>Earnestine Aycock</i>	EARNESTINE AYCOCK	634 W CALVERT	9-9-03
<i>Joseph Polick</i>	JOSEPH POLICK	625 West Calvert	9-9-03
<i>Ervin C. Hanneman</i>	ERVIN HANNEMAN	3728 Folsom	9-10-03
<i>Helen R. Hanneman</i>	HELEN R. HANNEMAN	3728 S Folsom	9-10-03
<i>Debra L. Border</i>	Debra L. Border	3710 S. Folsom	9-10-03
<i>Michael V. Border</i>	Michael V. Border	3710 S Folsom	9/10/03

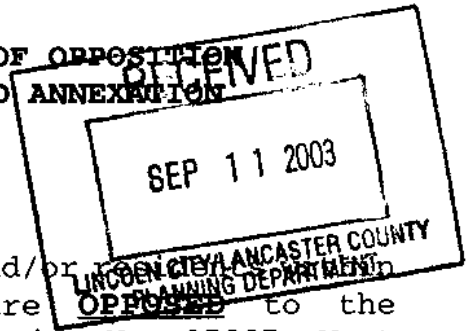
BEFORE THE LINCOLN/LANCASTER COUNTY PLANNING COMMISSION

IN THE MATTER OF

) PROPOSED ANNEXATION NO. 97007

PROPOSED ANNEXATION
NO. 97007, WEST VAN DORN AND
SOUTH FOLSOM STREET

)
)
) STATEMENT OF OPPOSITION
) TO PROPOSED ANNEXATION



The undersigned, being property owners and/or or near the proposed annexation area, are ~~OPPOSED~~ to the annexation of property within Proposed Annexation No. 97007, West Van Dorn and South Folsom Street.

SIGNATURE	PRINTED NAME	ADDRESS: (Street, City, State)	DATE
<i>Clarence F. Johnson</i>	Clarence F. Johnson	3930 S. Folsom Lincoln, NE.	9-9-03
<i>Charlene R. Johnson</i>	Charlene R. Johnson	3930 S. Folsom Lincoln, Ne	9-9-03
<i>John E. Broughton</i>	John E. Broughton	3950 S Folsom St Lincoln, Ne	9-9-03
<i>Spencer Hoffman</i>	Spencer Hoffman	4000 S. Folsom Lincoln NE.	9-9-03
<i>Geraldine Debus</i>	GERALDINE DEBUS	4030 Folsom	9-9-03
<i>William Debus</i>	William Debus	4030 Folsom	9-9-03
<i>Dennis R. Robertus</i>	DENNIS R. ROBERTUS	4100 S. FOLSOM	9-9-03
<i>Kimi A. Robertus</i>	KIMI A. ROBERTUS	4100 S. FOLSOM	9-9-03
<i>Arnold P. Mertens</i>	ARNOLD P. MERTENS	4120 Folsom	9-9-03
<i>Leonard Robertus</i>	Leonard Robertus	4140 Folsom	9-9-03
<i>Carolyn Robertus</i>	Carolyn Robertus	4140 FOLSOM	9-9-03
<i>Henry Heckman</i>	Henry Heckman	3920 Folsom	9/9/03

17 Sept

BEFORE THE LINCOLN/LANCASTER COUNTY PLANNING COMMISSION

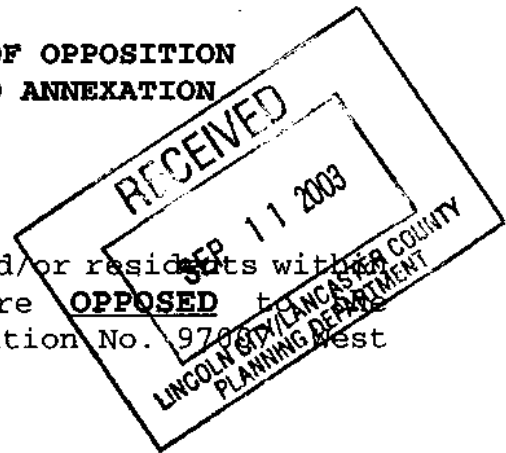
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IN THE MATTER OF

) PROPOSED ANNEXATION NO. 97007

PROPOSED ANNEXATION
NO. 97007, WEST VAN DORN AND
SOUTH FOLSOM STREET

)
) STATEMENT OF OPPOSITION
) TO PROPOSED ANNEXATION



The undersigned, being property owners and/or residents with
or near the proposed annexation area, are **OPPOSED** to
annexation of property within Proposed Annexation No. 97007
Van Dorn and South Folsom Street.

SIGNATURE	PRINTED NAME	ADDRESS: (Street, City, State)	DATE
<i>Lori Krifels</i>	Lori Krifels	88 W. Stockwell St Lincoln NE	9/9/03
<i>Andrew Jecha</i>	Andrew Jecha	900 W. Stockwell Lincoln NE	9/9/03
<i>Richard G Brady</i>	RICHARD G BRADY	909 W Stockwell	9/9/03
<i>Margorie A Brady</i>	MARJORIE A BRADY	909 W STOCKWELL	9/9/03
<i>Harvey N Jecha</i>	Harvey N Jecha	906 W Stockwell	9/9/03
<i>Judy E Jecha</i>	Judy E. Jecha	906 W. Stockwell	9/9/03
<i>Albert Hennecke</i>	Albert Hennecke	841 West Stockwell	9-9-03
<i>Norma Hennecke</i>	NORMA HENNECKE	841 WEST STOCKWELL	9-9-03
<i>Clayton Champoux</i>	CLAYTON CHAMPOUX	840 W. Stockwell	9-9-03
<i>Carol J. Champoux</i>	Carol J Champoux	840 W. Stockwell	9-10-03
<i>Corrinne M. Splichal</i>	CORRINNE splichal	625 W. Calumet	9-10-03
<i>Virgil A. Meints</i>	Virgil A. Meints	4020 So. Folsom	9-10-03

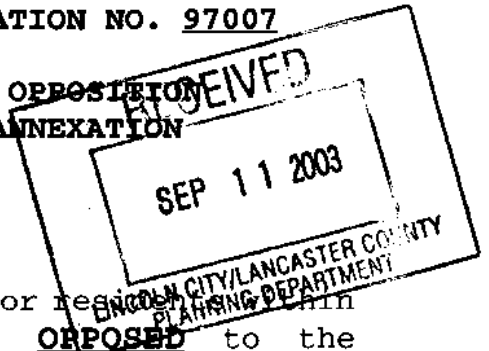
BEFORE THE LINCOLN/LANCASTER COUNTY PLANNING COMMISSION

IN THE MATTER OF

) PROPOSED ANNEXATION NO. 97007

PROPOSED ANNEXATION
NO. 97007, WEST VAN DORN AND
SOUTH FOLSOM STREET

)
) STATEMENT OF OPPOSITION
) TO PROPOSED ANNEXATION



The undersigned, being property owners and/or residing in or near the proposed annexation area, are **OPPOSED** to the annexation of property within Proposed Annexation No. 97007, West Van Dorn and South Folsom Street.

SIGNATURE	PRINTED NAME	ADDRESS: (Street, City, State)	DATE
<i>Kathleen A. Frisbie</i>	Kathleen Frisbie	1010 W. Burnham Lincoln, NE 68522	9/9/03
<i>AL Blacketer</i>	AL BLACKETER	835 W. Burnham	9/10/03
<i>Tonya Horst</i>	Tonya Horst	827 W. Burnham	9-10-03
<i>Ruth Busch</i>	Ruth Busch	820 W. Burnham	9-10-03
<i>Eugene Miller</i>	Eugene Miller	3615 Folsom	9-10-03
<i>Karen Miller</i>	KAREN Miller	"	"
<i>Roy Vermeas</i>	ROY VERMEAS	3640 Folsom	9-10-03
<i>Rhonda Cox</i>	Rhonda Cox	2928 S. Folsom	9-10-03
<i>Gladys Sullivan</i>	Gladys Sullivan	2832 S. Folsom	9-10-03
<i>Debra Matheson</i>	Debra Matheson	840 W. Burnham	9-10-03
<i>George Shaver</i>	George Shaver	850 W. Burnham	9-10-03
<i>Catherine A. Shaver</i>	George Shaver	850 W. Burnham	9-10-03

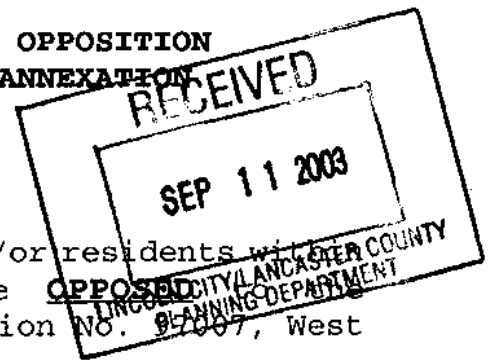
BEFORE THE LINCOLN/LANCASTER COUNTY PLANNING COMMISSION

IN THE MATTER OF

) PROPOSED ANNEXATION NO. 97007

PROPOSED ANNEXATION
NO. 97007, WEST VAN DORN AND
SOUTH FOLSOM STREET

)
)
) STATEMENT OF OPPOSITION
TO PROPOSED ANNEXATION



The undersigned, being property owners and/or residents within the City of Lincoln or near the proposed annexation area, are **OPPOSED** to the proposed annexation of property within Proposed Annexation No. 97007, West Van Dorn and South Folsom Street.

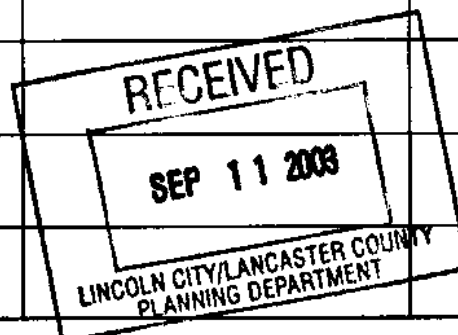
SIGNATURE	PRINTED NAME	ADDRESS: (Street, City, State)	DATE
<i>John L. Stransky</i>	John L. Stransky	851 W. Burnham Lincoln NE 68522	9-9-03
<i>Cheryl A. Stransky</i>	Cheryl A. Stransky	851 W. Burnham Lincoln NE 68522	9-9-03
<i>Larry Hillis</i>	LARRY Hillis	950 W BURNHAM LINCOLN NE 68522	9-9-03
<i>Carol L. Hillis</i>	Carol L. Hillis	950 W. Burnham Lincoln Nebraska 68522	9-9-03
<i>Delores Mertens</i>	Delores Mertens	3715 So. Folsom	9-9-03
<i>Dennis Mertens</i>	Dennis Mertens	3705 So Folsom	9-9-03
<i>Kurt Robidoux</i>	Kurt Robidoux	3840 so folsom	9-9-03
<i>Vickie Robidoux</i>	Vickie Robidoux	3652 S. Folsom	9-9-03
<i>Kaywin Sotl</i>	Kaywin Sotl	3646 S Folsom	9-9-03
<i>Karen Leutz Mow</i>	Karen Leutz Mow	3648 S Folsom	9/9/03
<i>Thomas C. Barclay</i>	Thomas C. Barclay	3648 S. Folsom	9/9/03
<i>Dave Frisbie</i>	DAVE W. FRISBIE	1010 W. BURNHAM	9/9/03

BEFORE THE LINCOLN/LANCASTER COUNTY PLANNING COMMISSION

IN THE MATTER OF) PROPOSED ANNEXATION NO. 97007
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) STATEMENT OF OPPOSITION
 PROPOSED ANNEXATION) TO PROPOSED ANNEXATION
 NO. 97007, WEST VAN DORN AND)
 SOUTH FOLSOM STREET)

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SIGNATURE	PRINTED NAME	ADDRESS: (Street, City, State)	DATE
<i>Brent T. Braun</i>	Brent T. Braun	5921 Folsom Lincoln NE 68522	9-9-03
<i>Randy Shoemaker</i>	Randy Shoemaker	3935 Folsom Lincoln NE 68522	9-9-03
<i>Anne Shoemaker</i>	Anne Shoemaker	3935 S. Folsom Lincoln NE 68522	9-9-03
<i>Sandi Drubelbeiss</i>	Sandi Drubelbeiss	3815 S. Folsom Lincoln NE 68522	09-09-03
<i>Joyce Braun</i>	Joyce Braun	3921 So. Folsom Lincoln NE 68522	9-09-03
<i>Brent T. Braun</i>	Brent T. Braun	Lincoln NE 68522 5915 Folsom	9-9-03
<i>Sherry Clark</i>	SHERRY CLARK	3101 SW 6	9-11-03



17 Sept 1:00 PM

BEFORE THE LINCOLN/LANCASTER COUNTY PLANNING COMMISSION

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SIGNATURE	PRINTED NAME	ADDRESS: (Street, City, State)	DATE
<i>Alyce M Long</i>	ALYCE M LONG	LINCOLN NE 68522 605 W CALVERT	9/10/03
<i>Burdett R Schoen</i>	Kreifers, Burdett	580 W Stockwell LINCOLN, NE	9-10-03
<i>Harold L Whitmarsh</i>	HAROLD L WHITMARSH	755 W CALVERT LINCOLN NEB	9-10-03
<i>Sandra M Whitmarsh</i>	SANDRA WHITMARSH	755 W Calvert LINCOLN NE	9.10.03
<i>Burdett R Schoen</i>	Burdett R Schoen	815 West Stockwell	10 Sept 03
<i>Florence Schoen</i>	Florence Schoen	815 West Stockwell	9-10-03
<i>Tresha A Seidel</i>	TRESHA A SEIDEL	135 W. CALVERT	9-10-03
<i>L A Veen Thomas</i>	L A Veen Thomas	801 W. Calvert	9-10-03
<i>Arlene Thomas</i>	Arlene Thomas	801 W. Calvert	9-10-03
<i>Ben F. Clark</i>	Ben F. Clark	3101 S.W. 6th	9-11-03

RECEIVED

SEP 11 2003

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

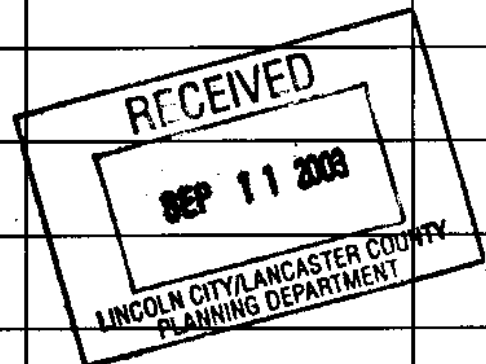
050

BEFORE THE LINCOLN/LANCASTER COUNTY PLANNING COMMISSION

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SIGNATURE	PRINTED NAME	ADDRESS: (Street, City, State)	DATE
<i>Elaine Hall</i>	ELAINE HALL	3940 S. Folsom	9-18-03

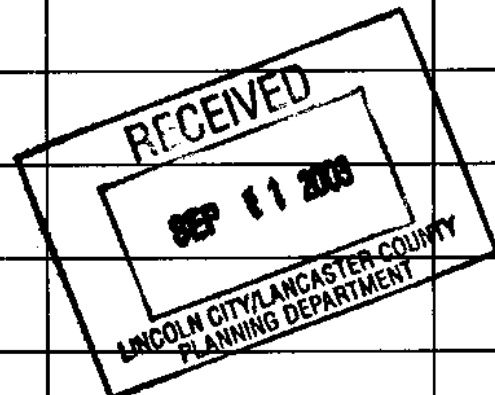


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SIGNATURE	PRINTED NAME	ADDRESS: (Street, City, State)	DATE
<i>Kimberly J. Regan</i>	<i>Kimberly J. Regan</i>	<i>2932 S. 1st</i>	<i>9-11-03</i>



LFR Memo

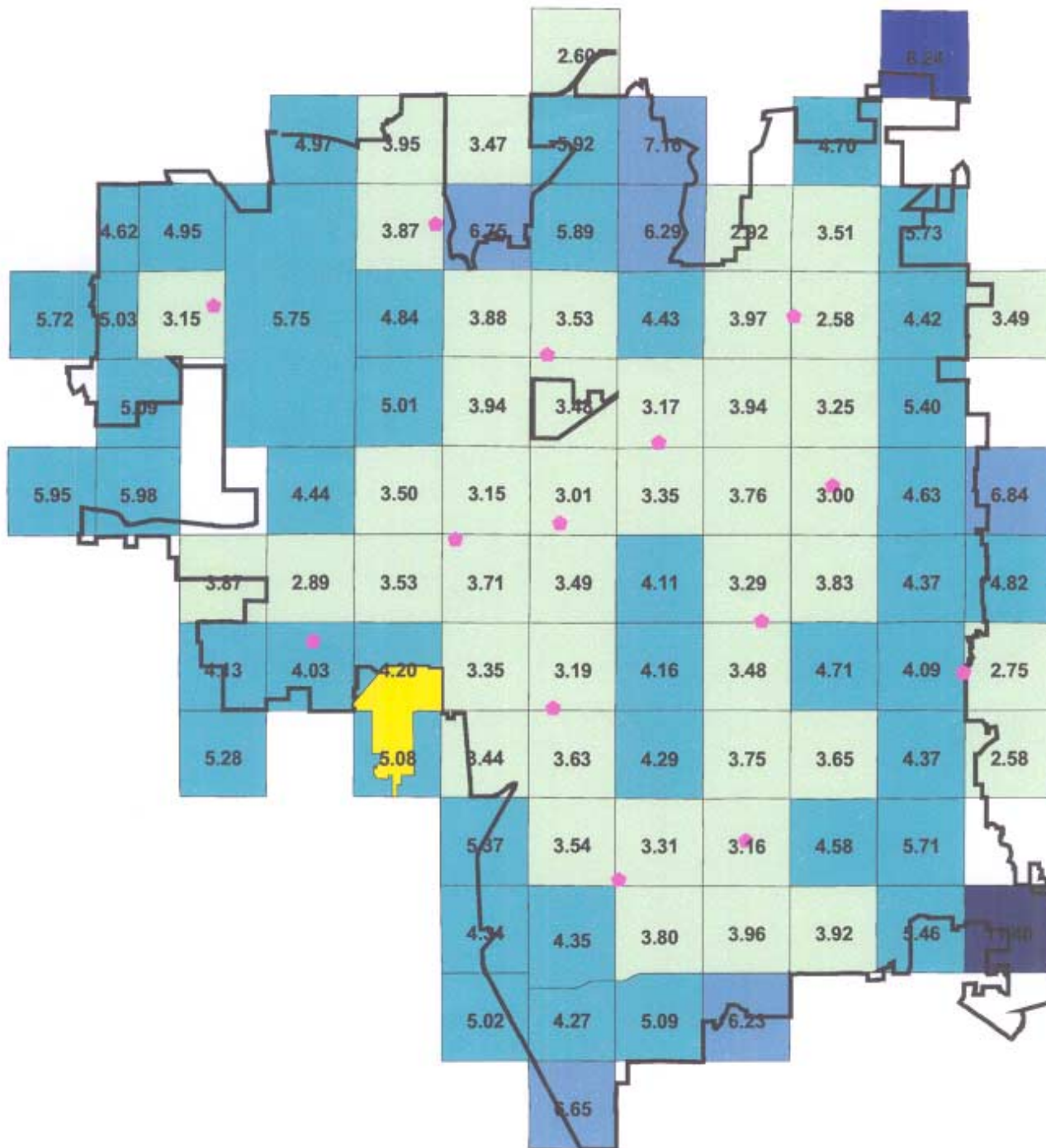
TO: Chief Spadt
FROM: AC John Huff 
DATE: September 8, 2003
SUBJECT: Yankee Hill Annexation
COPIES TO: file

Attached is a response time map for all of our current fire zones with the average response time for the first unit to arrive. This is based upon our current fire station locations and a unit available and in quarters, using current un impaired streets and posted speed limits as calculated by Fireview.

I have added the proposed Yankee Hill Annexation area (in yellow). The current fire zones, 64 & 74 have an average response time of 4.2 and 5.08 minutes respectively.

Response Times

Proposed Yankee Hill Annexation



Yankee_ann.shp
Current Stations

